

DELEGATED OFFICER REPORT

PROPOSAL	Retention of air source heat pump equipment and upgrading of associated screening.
LOCATION:	Trevanion, 1 Beach Road, Emsworth, PO10 7JS
REFERENCE NO:	APP/25/00359
APPLICANT:	Mr and Mrs Ward
APPLICATION TYPE:	Householder planning permission
CONSULTATION EXPIRY DATE:	02/10/2025
APPLICATION EXPIRY DATE:	05/06/2025
WARD:	Emsworth
SUMMARY RECOMMENDATION:	Approve with Conditions

1. Site Description

Trevanion, 1 Beach Road, Emsworth, is a substantial detached two storey property, with accommodation in the roof space, located to the west side of Beach Road. The property has been extended and renovated following permission originally granted under APP/22/01170 (and subsequently amended by APP/25/00345 and APP/25/00374) and is now finished in pale timber boarding and white paint with grey slate roof.

The as-constructed extensions include an attached, single storey, flat roofed garage on the southern boundary of the site. This has a parapet style surround and on the flat roof a compound has been erected containing air conditioning plant. Following noise complaints and enforcement enquiries, this retrospective application has been submitted as the air conditioning plant in this instance exceeds permitted development criteria and requires planning permission.

Vehicular access is from Beach Road with parking to the front, and a new front hedge has been planted and a significant silver birch tree retained.

The property is located within a residential area with surrounding properties differing in style and design. Number 1c to the immediate south is a two-storey gable fronted detached dwelling, having several first-floor side windows facing the application site. One of these windows is the sole window to a main bedroom.

2. Planning History

APP/22/01170 - Erection of part single storey, part two storey rear/side extension including balcony; erection of front single storey side/front extension; erection of two storey front extension with dormers; roof alterations; and associated works. PERM 24/05/2023

APP/23/01071 – Resubmission of APP/22/01170 – Withdrawn

APP/25/00345 – Non-material amendment to APP/22/01070 relating to various minor alterations to ground floor and first floor on the north, east, south and west elevations. Permitted 14 October 2025

APP/25/00374 - Retention of second floor and roof alterations including changes to windows and dormer, from those approved under APP/22/01070. Permitted 14 October 2025

3. Proposal

3.1 As originally submitted the description of development was:

Retention of air source heat pump and associated screening.

3.2 The enclosed plant area measures 5.7m long by 1.4m wide and is currently about 1.4 to 1.6m high. There is some noise mitigation material inside, having a noise attenuation mass of 2.5kg/m², with timber cladding externally. There is no roof to the structure. Within the enclosure are 4 different pieces of plant: 3 x Daikin air conditioning units and 1 x Samsung heat pump.

3.3 During the course of determining this application a noise assessment has been provided, then revised. As a result of recommended noise mitigation measures, the proposal involves the upgrading of the acoustic screening to a continuous 1.6m high sealed to the floor, having a noise attenuation mass of 14kg/m². Therefore, the description of development has been revised (& agreed with the applicant) to:

“Retention of air source heat pump equipment and upgrading of associated screening.”

4. Policy Considerations

In accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004, this decision has been taken having regard to the policies and proposals in the National Planning Policy Framework, the Development Plan, and all other material planning considerations identified in the Planning Considerations section of the report.

Havant Borough Local Plan (Core Strategy) March 2011

CS16 - (High Quality Design)

DM10 - Pollution

Havant Borough Local Plan (Allocations) 2014

AL1 Presumption in favour of sustainable development

Emsworth Neighbourhood Plan Post Examination Version 2020

ENP_D1 (General Design Policy)

ENP_D2 (Height, Mass & Materials)

Listed Building Grade: n/a

Conservation Area: n/a

5. Statutory and Non Statutory Consultations

Emsworth Residents Forum – none received

Environmental Health

Initial response:

Thank you for consulting the Environmental Protection Team on this retrospective planning application for an ASHP. We note that although the ASHP has been enclosed on three sides and lined with a temporary acoustic barrier, due to the proximity of neighbouring windows we anticipate that noise from this unit could still have an impact on residential amenity including causing sleep disturbance. The manufacturers details for the acoustic barrier 'ECHO H2' show that the barrier has a mass of under approximately 2.5kg/m² with poor performance at low frequencies. In our experience it is the low frequency noise that often gives rise to complaints about ASHPs.

I note that the applicant has not provided a noise report and for this reason we recommend the application is refused. Any future application should be accompanied with a British Standard 4142:2014+A1:2019 report "Methods for rating and assessing industrial and commercial sound". Noise mitigation may include reorientation and/or relocating the unit to a less noise sensitive location, and by ensuring the ASHP is properly mounted on resilient rubber feet. Other mitigation measures may include increasing the height of the current enclosure and by increasing the mass of the lining.

After submission of noise report:

I've reviewed the Noise Impact Assessment prepared by Sound Advice for the four plant items installed at 1 Beach Road, Emsworth, PO10 7JS (Ref. SA-8074, dated June 2025), and would be grateful for clarification and/or further information on the following points:

- As the plant is already installed and operational, please confirm why the assessment has relied solely on manufacturer-reported data rather than site-measured levels.
- Based on verified manufacturer data, the Lw values for the Samsung AE160RXYDEG and Daikin RXM50A5V1B units appear to contain discrepancies. Please review and update the assessment accordingly, and confirm whether the assessment reflects operation under cooling or heating duty.
- In addition, please provide the following for our review:
 - LA90 modal analysis to support background sound level characterisation.
 - Update acoustic feature corrections based on objective assessment – particularly with regard to tonality, in accordance with ISO 1996-2:2007.
 - A cross-sectional plot from CadnaA across the area of interest to illustrate noise propagation and level variation between source and receptor locations.
 - Full details of the mitigation proposals. No supporting evidence is currently provided to demonstrate how the barrier design or other measures have been derived, making it difficult to corroborate the findings.

Following responses to above queries & an updated report, Environmental Health's final response:

I have reviewed the Sound Advice Acoustics Report (Ref: SA-8074) and confirm that the assessment has been undertaken in accordance with BS 4142:2014+A1:2019 and relevant guidance. The methodology and calculations appear robust.

The report predicts that, with the proposed 1.6 m high acoustic screen (minimum 14 kg/m², fully sealed), the rating level of the plant will be approximately 37 dB, which is below the representative background levels (46 dB daytime / 40 dB night-time). This corresponds to a low impact / No Observed Effect Level (NOEL) under BS 4142.

A post completion noise validation shall be required to demonstrate that the predicted noise levels are achieved and that there is no resultant adverse noise impact from the plant.

Additional Note:

Environmental Health is currently investigating a noise complaint relating to the proposed plant. Reports suggest that the existing screening may have introduced reflective surfaces, increasing noise levels. This reinforces the need for thorough post-installation verification.

Recommended Condition

Noise validation testing

Within 4 weeks of the date of this permission, a post-completion noise validation survey shall be undertaken by a suitably qualified acoustic consultant and submitted to the Local Planning Authority for approval. The survey shall:

- Confirm that the plant installed corresponds to the models and sound power levels detailed in the Sound Advice Acoustics Report (Ref: SA-8074).
- Verify that the acoustic screen has been installed to the recommended specification, including:
 - Minimum height of 1.6 metres,
 - Minimum surface mass of 14 kg/m²,
 - Continuous construction with no gaps and sealed to the floor.
- Demonstrate that the rating level of noise from the plant at the nearest noise-sensitive receptor does not exceed 37 dB LAr,Tr, as predicted in the report.

Where the survey identifies that the rating level exceeds 37 dB or that the installed mitigation does not meet the required specification, further mitigation measures shall be implemented and verified to achieve compliance before continued operation of the plant.

6. Publicity and Community Involvement

This application was publicised in accordance with the Council's Local Code of Corporate Governance and the Statement of Community Involvement.

Neighbouring properties consulted (as defined by the Statement of Community Involvement)

Number consulted: 7

1 Objection received:

We concur with the comments made by Environmental Health regards the positioning and screening for the ASHP unit installed in its current position and therefore agree and add our objection.

The units are in close proximity to the upper floor of our property. During colder months the ASHP is noisy and audible with windows closed attaining a decibel reading well outside of acceptable levels during the day and at night. Despite being patient and understanding that the levels would "settle as AI learns the needs of the

household" this has not been the case and we have only had respite from the unit due to the warmer weather in recent months.

The screening that has been erected post the installation of this unit and the other two air conditioning units has not improved the noise disturbance enough and at times this noise is unacceptable.

Inaccurate and Incomplete Application

The planning application is inaccurate and does not represent the full extent of the installations.

* Undisclosed Units: The photograph included in the application only shows one unit, yet we have observed that three units have been installed on the flat roof area behind the screening: one ASHP and two additional air conditioning units. These two air conditioning units are not included in this application and should be subject to separate planning review.

* Undisclosed Camera Installation: A camera has been mounted overlooking the units, which was not included in this application. This camera is visible from our upstairs bedrooms. Given its positioning, it appears to be placed to monitor the units rather than for genuine security purposes. We are concerned that its use for monitoring purposes compromises our privacy and is not permitted development under Class F. This should have been included in the application.

Visual Impact and Future Concerns

While we accept that the screening has visually improved the immediate impact of the units, we are concerned about their long-term visual intrusion. Should this application or any subsequent applications propose the removal of the screening, we will object strongly as all three units mounted on the flat roof are in direct line of sight and visible from three of our upstairs bedroom windows. Their industrial appearance would significantly detract from the amenity of our property.

Beach Road is a particularly quiet residential road, especially at night and the installation of these industrial units has already caused noise nuisance and disturbance of sleep within our property since their installation in November 2024.

This retrospective application is inaccurate and is not a true representation of what has been installed. We therefore object to their location and retrospective approval as these installations have already significantly impacted our quality of life and enjoyment of a peaceful property. We respectfully request that the planning department:

* Refuse this retrospective planning application due to severe noise pollution and the significant adverse impact on our residential amenity.

* Investigate the full extent of installations on the applicant's flat roof, ensuring all units and associated structures (such as the camera) are properly declared and assessed for planning permission.

* Require the applicant to either relocate or mitigate the impact of all installed units to an acceptable level, or remove them entirely.

Officer comment: *The submitted Noise Impact Assessment addresses the noise impact of all four pieces of equipment installed, and concludes that with the appropriate mitigation, adverse impacts from noise can be reduced to below background noise levels. Where the screening installed is required to be retained to maintain satisfactory noise levels, this can be conditioned to remain in place.*

7 Planning Considerations

7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- (i) Principle of development
- (ii) Appropriateness of design and impact on the character of the area
- (iii) Effect on neighbouring properties

(i) Principle of development

7.2 The application site is located within the defined urban area, therefore development is considered acceptable in principle subject to development management criteria.

(ii) Appropriateness of design and impact on the character of the area

7.3 The existing screening around the plant is externally clad in horizontal timber to match the remainder of the dwelling. Since it is a recessed structure set to the side of the dwelling, then it is not overly prominent in street scene terms.

7.4 The proposed changes to the acoustic barrier largely involve upgrading the internal noise absorption material, and the external cladding will remain. Should the screening need to be increased in height to a full 1.6m to achieve the predicted noise mitigation measures, then it would be done so with further cladding to match the existing. This would ensure the visual impact of the upgraded structure would continue to blend with the main house and be unobtrusive in the street scene. This can be conditioned.

7.5 Overall the proposed alterations to the screen can be achieved without detriment to the visual appearance of the host dwelling or character of area, and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core Strategy) and D1 and D2 of the Emsworth Neighbourhood Plan.

(iii) Effect on neighbouring properties

7.6 This application follows enforcement enquiries about the noise emission from the plant erected at first floor level. Environmental Health are also dealing with a noise complaint. Whilst some noise attenuation material was fitted within the screening when originally erected, it is of an inferior quality only achieving a density of 2.5kg/m². As a result, as evidenced in the submitted noise report, a + 7dB in the day and + 13dB overnight occurs, having an adverse impact on neighbouring amenity.

7.7 Policy DM10 relates to pollution and requires development to avoid harm to nearby occupiers, from, amongst other things, noise. Similarly, Policy CS16 at clause 1.c) seeks to protect the amenity of neighbours from noise. Therefore, to meet these policies, it is necessary to further mitigate the noise generated by the plant. The submitted noise report suggests upgrading the barrier to a 1.6m high acoustic screen that achieves a minimum mass of 14kg/m² and is continuous in length and sealed to the floor with no gaps. This should reduce the noise impact to -9dB during the day and -3dB at night.

7.8 It is however noted that these are predicted figures and to ensure the suggested upgrade is effective then Environmental Health have requested a verification report, taken on site. Should the actual noise levels still not achieve those predicted, then further mitigation measures would need to be agreed until the required levels are achieved. This can be conditioned. Environmental Health have requested all this within

28 days, but given the Christmas period, and works involved, including a verification report, this has been agreed with the applicant for 2 months. Should the works not be undertaken in time, then a Breach of Condition Notice could be served.

7. 9 With an appropriately worded condition, then it is considered the upgrading of the acoustic mitigation screen would overcome the current noise nuisance on site. As such the development would be compliant with policies DM10 and CS16 of the HBLP (Core Strategy).

8 Conclusion

- 8.1 Whilst the air source heat pump equipment on site currently results in a noise nuisance which is detrimental to neighbouring amenity, following negotiation and securing an updated noise assessment with appropriate mitigation measures suggested, it is considered that the noise nuisance can be overcome with an appropriately worded condition. Therefore, the application is recommended for approval, with conditions requiring the upgrade to occur within 2 months of the date of the decision.

9. RECOMMENDATION:

That the Development Manager be authorised to Approve with Conditions for application APP/25/00359

Conditions:

1. Within 2 months of the date of this permission, the existing screening shall be upgraded in accordance with the recommended specification detailed in the Sound Advice Acoustics Report (Ref: SA-8074).

A post-completion noise validation survey shall also be undertaken by a suitably qualified acoustic consultant and submitted to the Local Planning Authority for approval within 2 months of the date of this permission. The survey shall:

- Confirm that the plant installed corresponds to the models and sound power levels detailed in the Sound Advice Acoustics Report (Ref: SA-8074).
- Verify that the acoustic screen has been installed to the recommended specification, including:
 - Minimum height of 1.6 metres,
 - Minimum surface mass of 14 kg/m²,
 - Continuous construction with no gaps and sealed to the floor.
- Demonstrate that the rating level of noise from the plant at the nearest noise-sensitive receptor does not exceed 37 dB L_{Ar,Tr}, as predicted in the report.

Where the survey identifies that the rating level exceeds 37 dB or that the installed mitigation does not meet the required specification, further mitigation measures shall be agreed with the Local Planning Authority and further implemented on site to an agreed timetable, and further verified to achieve compliance before continued operation of the plant.

The final mitigation measures shall thereafter be maintained on site to the satisfaction of the Local Planning Authority for the duration of the life of the equipment.

Reason: To secure appropriate noise mitigation to ensure the development does not result in any adverse impact on neighbouring amenity, having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National planning Policy Framework.

Informatives:

In accordance with paragraphs 38-50 of the NPPF Havant Borough Council (HBC) takes a positive and proactive approach and works with applicants/agents on development proposals in a manner focused on solutions by:

Offering a pre-application advice service, and

Updating you of any issues that may arise in the processing of your application and where possible suggesting solutions, and,

In this instance:

You were updated about issues, further information requested and submitted, making your proposal acceptable.