

No. 8 Back Lane: Supporting Planning Statement

The Site and its Surroundings:

The application site is located in an elevated position to the south of Back Lane and within the settlement boundary of Rimington.

The application property is a two storey, link detached dwelling with a hardstanding parking area to the front and garden to the rear. The site is accessed from Back Lane by a private drive. The house is set substantially back from Back Lane and is largely screened from views by the properties to the immediate north (Nos. 12 and 14). The rear curtilage of the site is self-contained being enclosed along its boundaries by close board fencing and some mature planting. To the far south is the rear curtilages associated with Pendle Terrace.

The application site is attached to the neighbouring property to the west (No. 6 Back Lane) by a single storey garage which has at some point been converted into a dining room. To the east, and positioned significantly forward of the application property, is a detached dwelling (No. 10) which has been substantially extended to the side and rear.

The proposal:

Ribble Valley Council Planning enforcement officer has invited this application to be submitted in order to seek to regularise the installation of a domestic air source heat pump (ground mounted) that replaces an oil central heating system to provide both heating and hot water to the property.

The air source heat pump was chosen for its ultra quiet noise levels that meet the requirement for sound pressure levels of 45dB(A) at 1 metre. See manufacturer's specification as submitted.

The air source heat pump is located on the east elevation. The position on the elevation was dictated by function, principally the need to be within close proximity to the utility room which houses the internal plant and the electricity source. The external plumbing on the elevation prevented the air source heat pump from being positioned at a greater distance from the boundary with the adjacent property (No 10 Back Lane). It is to be noted that given the splayed boundary, the closest measurement to the boundary is 585mm and the furthest is 875mm as annotated on the proposed site plan. The nearest neighbouring window is over 1m away.

The applicant's intention is to reduce the carbon footprint of the property. It is noted that Ribble Valley Council's Climate Strategy 2021-2030 states that together we must all take action to reduce our contribution to climate change.

Planning Policy:

The adopted Core Strategy Key Statement ENV3 states that all development should optimise energy efficiency by using new technologies. In accordance with Policy DME5 the proposal, for low carbon development, is considered appropriate in principle subject to other policies in the plan.

With regards to low carbon development, NPPF (2001) at para 158 states that when determining such applications, LPAs should (a) not require the applicants to demonstrate the overall need for low carbon energy and recognise that even small-scale projects provide a valuable contribution to cutting greenhouse gas emissions; and (b) approve the application if its impacts are (or can be made) acceptable.

Principle of Development:

As set out in the planning policies above, the proposal is considered to be acceptable in principle subject to the impact on visual and residential amenity.

Impact on Visual Amenity:

The air source heat pump is screened from the adjacent neighbouring property by a close-boarded fence. Due to its modest scale, siting and intervening boundary treatments, the air source heat pump is not visible from outside the domestic curtilage such that there is no material impact on visual amenity.

Impact on Residential Amenity:

The nearest neighbouring property is No.10 Back Lane. The air source heat pump is one of the quietest models on the market and operates at ultra-quiet noise levels that meet the requirement for sound pressure levels of 45dB(A) at 1 metre. The nearest neighbouring window is over 1 metre away from the nearest windows (first floor landing, bathroom and kitchen). The heat pump is only operable for prolonged durations during the winter months. During the summer months, the pump is used mainly for heating water during day time hours. Therefore, noise emissions from the ASHP are considered to constitute a very low risk of adverse impact.

Conclusion:

For the above mentioned reasons, it is considered that the air source heat pump does not cause sufficiently adverse impacts on visual or residential amenities such that it is acceptable and in accordance with Policy DMG1.