

Lees House ASHP

Supporting Statement

The site and its surroundings

Lees House is a detached property approximately 60 M from nearest dwelling. The site is accessed from Whitewell Road along a 0.4 mile private drive. The proposed situation for the two ASHP is on the east facing wall of Lees House, not visible from any dwelling. It faces a wooded valley. A public foot path runs parallel to the east side of the building 5M away behind a wooden fence: the proposed ASHP will not be visible from the footpath.

There is adjacent woodland with trees within 5 metres as per the the diagram provided. There will be no impact on the tree roots as no foundation is required. The trees are unlikely to fall in the direction of the house and the ASHP would be protected by both thence and the existing building. The two trees make are both less than 30 cm trunk diameter. No trees have protection orders imposed.

The Proposal

This ASHP is to replace an existing oil fired heating system and its accompanying 2500 litre oil tank which was located on the same aspect of the building. Our intention is to reduce the carbon footprint of the property in keeping with the RVBC climate strategy.

Planning Policy

The adopted Core Strategy Key Statement ENV3 states that all development should optimise energy efficiency by using new technologies.

With regards to low carbon development, NPPF states that when determining such applications, LPAs should not require the applicants to demonstrate the overall need for low carbon energy, recognising that even small-scale projects provide a valuable contribution to reducing greenhouse gas emissions.

Impact on Visual Amenity

The heat pumps will not be visible from adjacent properties or the footpath

Impact on Residential Amenity

The nearest property is in excess of 60 M away. The chosen ASHP will not be audible to any neighbours.