


Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	MC	Date:	16/07/2025	Manager:	LH	Date:	17/7/25
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Application Ref:	3/2025/0172			 <div>Ribble Valley Borough Council</div> <hr/> <div>www.ribblevalley.gov.uk</div>
Date Inspected:	11/06/2025 & 16/07/2025	Site Notice:	11/06/2025	
Officer:	MC			
DELEGATED ITEM FILE REPORT:				
				APPROVAL

Development Description:	Proposed installation of air source heat pump to rear with acoustic screen.
Site Address/Location:	20 Old Hive, Fish House Lane, Chipping, PR3 2QQ

CONSULTATIONS:	Parish/Town Council
No comments received with respect to the proposed development.	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Footpath Officer:	No objection
RVBC Environmental Health Officer:	Objection on noise grounds
CONSULTATIONS:	Additional Representations.
No additional representations have been received.	

RELEVANT POLICIES AND SITE PLANNING HISTORY:
Ribble Valley Core Strategy: Key Statement DS1: Development Strategy Key Statement DS2: Sustainable Development Key Statement EN2: Landscape Key Statement EN3: Sustainable Development and Climate Change Policy DMG1: General Considerations Policy DMG2: Strategic Considerations Policy DME5: Renewable Energy National Planning Policy Framework (NPPF)
Relevant Planning History: No planning history relevant to the determination of this application.

ASSESSMENT OF PROPOSED DEVELOPMENT:
Site Description and Surrounding Area:

The application relates to an end-terrace two-storey residential property known as no.20 Old Hive, located on Fish House Lane. The site to which the proposal relates is located within the Forest of Bowland National Landscape, approximately 280m north-west of the defined settlement area of Chipping.

Footpath FP0312129 runs immediately to the east of the application site.

Proposed Development for which consent is sought:

Consent is sought for the installation of a Global Energy Systems Rothesay Air Source Heat Pump located to the rear elevation of the application property, along the northern wall. The proposed heat pump would measure 0.9m in height, 1.2m in width and 0.4m in depth and would be sited approximately 3.1 metres from the eastern boundary wall at its closest point.

An acoustic barrier has now been included within the application. This is shown on the amended elevation plan to be Jacksons absorptive fencing and would be installed to the side elevation, to screen unit. The fencing would be 1.2m h x 1.2m wide.

Principle of Development:

Policy DMH5 of the Ribble Valley Core Strategy states:

'The Borough Council will support the development of renewable energy schemes, providing it can be shown that such developments would not cause unacceptable harm to the local environment or local amenity... it is important that renewable energy is facilitated in a way that protects the quality of the local area yet recognises the need to support climate change adaption'.

The proposed works relate to a small scale domestic renewable energy proposal. Domestic air source heat pumps can usually be installed under Permitted Development subject to limitations with regards to siting and cubic volume. Accordingly, the proposed development is acceptable in principle subject to an assessment of the material planning considerations.

Impact Upon Residential Amenity:

The Environmental Health Officer has provided comments on the scheme.

They consider that if implemented, the proposal would result in detrimental noise disturbance due to the specification of the proposed air source pump and the close proximity to the neighbouring residential receptor, being visible from the first-floor side facing window.

It is considered that the acoustic screen would help mitigate any harmful noise effects and would block the line of sight from this first-floor window.

Subject to the implementation of the absorptive screen prior to first use of the heat pump, the proposal is considered acceptable with respect to impact upon residential amenity.

Visual Amenity/External Appearance:

The proposed air source heat pumps would be installed towards the rear of the northern elevation of the dwellinghouse and whilst it would be visible from the Public Right of Way, given the relatively small scale of the development proposed, it is not anticipated that the proposal would result in any significant adverse impact upon the existing visual amenities of the application property or surrounding National Landscape that would warrant the refusal to grant planning permission.

Highways and Parking:

No highway related issues have been identified in relation to the proposal. Lancashire County Council Public Rights of Way Team raises no objection to be above application as the air source heat pump will not cause a significant effect to footpath FP0312129 located to the west of the dwelling.

Landscape/Ecology:

No ecological constraints have been identified with respect to the proposed development. The development is exempt from having to achieve the mandatory Biodiversity Net Gain requirements as it is a householder application.

Observations/Consideration of Matters Raised/Conclusion:

As such, for the above reasons and having regard to all material considerations and matters raised, the application is recommended for approval.

RECOMMENDATION:	That planning consent be granted subject to the imposition of conditions.
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