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| **Report to be read in conjunction with the Decision Notice.** | | | | | | | | | | | | | | |
| **Signed:** | **Officer:** | **LW** | | | | **Date:** | | **06/06/24** | | **Manager:** | | **KH** | **Date:** | **06/06/24** |
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| **Application Ref:** | | | | 3/2024/0294 | | | | | | |  | | | |
| **Date Inspected:** | | | | 14/05/24 | | | **Site Notice:** | | 14/05/24 | |
| **Officer:** | | | | LW | | | | | | |
| **DELEGATED ITEM FILE REPORT:** | | | | | | | | | | | **APPROVAL** | | | |
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| **Development Description:** | | | | | Proposed installation of air source heat pump to rear. | | | | | | | | | |
| **Site Address/Location:** | | | | | 12 Garstang Road, Chipping, PR3 2QH | | | | | | | | | |
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| **CONSULTATIONS:** | | | | | **Parish/Town Council** | | | | | | | | | |
| No comments received in respect to the proposed development. | | | | | | | | | | | | | | |
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| **CONSULTATIONS:** | | | | | **Highways/Water Authority/Other Bodies** | | | | | | | | | |
| **LCC Highways:** | | | | | N/A | | | | | | | | | |
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| **CONSULTATIONS:** | | | | | **Additional Representations.** | | | | | | | | | |
| No representations received. | | | | | | | | | | | | | | |
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| **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  Key Statement EN5: Heritage Assets  Policy DMG1: General Considerations  Policy DMG2: Strategic Considerations  Policy DME4: Protecting Heritage Assets  Policy DME5: Renewable Energy  Planning (Listed Buildings and Conservation Areas) Act  National Planning Policy Framework (NPPF) | | | | | | | | | | | | | | |
| **Relevant Planning History:**  No planning history relevant to the determination of this application. | | | | | | | | | | | | | | |
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| **ASSESSMENT OF PROPOSED DEVELOPMENT:** | | | | | | | | | | | | | | |
| **Site Description and Surrounding Area:**  The application relates to a two-storey detached dwellinghouse at no.12 Garstang Road, sited within the defined settlement area of Chipping, as well as the designated Chipping Conservation Area and National Landscape (formerly known as the Forest of Bowland Area of Outstanding Natural Beauty). | | | | | | | | | | | | | | |
| **Proposed Development for which consent is sought:**  Consent is sought for the installation of Rothesay Global Energy System air source heat pump adjoined to the rear elevation of the property. The proposed addition would measure 1.21m in width, 0.88m in height and 0.44m in depth.  It is noted that the submitted application form and plans also detail the installation of solar panels to the front elevation of the application property. However, the submitted information details this installation to fall as Permitted Development and has been included as information only. As such, the agent has confirmed that the installation of solar panels is not considered as part of this application for planning permission, with the application relating solely to the installation of an air source heat pump. | | | | | | | | | | | | | | |
| **Principle of Development:**  Policy DME5 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 be installed under permitted development subject to limitations with regards to siting and cubic volume. In this instance, the proposed air source heat pump would exceed these limitations and as such requires planning consent from a technical perspective. Accordingly, the proposed development is acceptable in principle subject to an assessment of the material planning considerations.  The site is also situated within the designated Chipping Conservation Area and National Landscape, and therefore additional considerations will also be given to the impact of the proposed development upon the historic importance and visual amenities of the surrounding landscape. | | | | | | | | | | | | | | |
| **Impact upon Character/appearance of Conservations Area (Where Applicable):**  The proposal site is situated within the Chipping Conservation Area. As such, Key Statement EN5 and Policy DME4 of the Ribble Valley Core Strategy are primarily, but not solely, engaged for the purposes of assessing the proposal.  Key Statement EN5 states that ‘*the historic environment and its heritage assets and their setting will be conserved and enhanced’,* whilst Policy DME4 states that ‘*the Council will make a presumption in favour of the conservation and enhancement of heritage assets and their settings’.*  Policy DMG1 is also engaged in concert with Key Statement EN5 and Policy DME4 insofar that the policy sets out genera development management considerations and states that ‘*in determining planning applications, all development must protect and enhance heritage assets and their setting’.*  Section 72 of the Town and Country Planning (Listed Building and Conservation Areas) Act 1990 also states that the Local Planning Authority should pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area when considering the proposed development.  The application property is sited immediately adjacent Garstang Road which forms one of the main routes through the Conservation Area, whilst a public car park boarders the site to the rear. Despite this, the proposed air source heat pump would not take a visually prominent position within the Conservation Area, being sited to the rear of the application property, and screened from view by the existing boundary treatment which marks the rear of the proposal site. In this context and given the relatively small-scale nature of the works proposed, it is not considered that the installation of the air source heat pump would result in any measurable undue harm upon the significance of the Chipping Conservation Area that would warrant the refusal to grant planning permission. | | | | | | | | | | | | | | |
| **Impact Upon Residential Amenity:**  The proposed air source heat pump would be situated approximately 10m away from the adjacent residential property at no.10 Garstang Road. Despite this, the proposed installation would emit a low level of audible noise when operational. As such, the resultant noise levels would be considered acceptable at the nearest residential receptor and therefore the proposal would not result in any significant detrimental impact upon the residential amenity of any neighbouring properties. | | | | | | | | | | | | | | |
| **Visual Amenity/External Appearance:**  The application site lies within the National Landscape. With regards to development within the National Landscape, Key Statement EN2 of the Ribble Valley Core Strategy states that ‘*the Council will expect development to be in keeping with the character of the landscape, reflecting local distinctiveness, vernacular style, scale, style, features and building materials.’*  The proposed air source heat pump would be installed to the rear of the application property. Whilst the application site is adjoined by a public car park to the rear, the proposed air source heat pump would not be highly visible from the adjacent public realm being screened from view by the existing boundary treatment which marks the rear boundary of the property.  As such, given the adequate level of visual screening currently in place at the site and 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. | | | | | | | | | | | | | | |
| **Highways and Parking:**  No highways issues have been identified in relation to the proposal. | | | | | | | | | | | | | | |
| **Landscape/Ecology:**  No ecological constraints have been identified in relation to the proposed development. | | | | | | | | | | | | | | |
| **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. | | | | | | | | | | | |