|  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **Report to be read in conjunction with the Decision Notice.** | | | | | | | | | | | | | | |
| **Signed:** | **Officer:** | **LW** | | | | **Date:** | | **13/05/25** | | **Manager:** | | **KH** | **Date:** | **13/05/25** |
|  | | | | | | | | | | | | | | |
| **Application Ref:** | | | | 3/2024/0859 | | | | | | |  | | | |
| **Date Inspected:** | | | | 14/11/24 | | | **Site Notice:** | | 14/11/24 | |
| **Officer:** | | | | LW | | | | | | |
| **DELEGATED ITEM FILE REPORT:** | | | | | | | | | | | **APPROVAL** | | | |
|  | | | | | | | | | | | | | | |
| **Development Description:** | | | | | Proposed installation of air source heat pump to side. | | | | | | | | | |
| **Site Address/Location:** | | | | | 12 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 Highways:** | | | | | N/A | | | | | | | | | |
|  | | | | | | | | | | | | | | |
| **CONSULTATIONS:** | | | | | **Additional Representations.** | | | | | | | | | |
| One letter of representation has been received raising no objection to the proposal. | | | | | | | | | | | | | | |
|  | | | | | | | | | | | | | | |
| **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.12 Old Hive, located on Fish House Lane. The site to which the proposal relates is located within the Forest of Bowland National Landscape, approximately 200m north-west of the defined settlement area of Chipping. | | | | | | | | | | | | | | |
| **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 south-western side elevation of the application property. The proposed heat pump would measure 0.9m in height, 1.2m in width and 0.4m in depth.  The proposal has been amended since initial submission, with the unit relocated from the rear elevation of the dwellinghouse, while a 1.2m high timber screen is also proposed. | | | | | | | | | | | | | | |
| **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 air source heat pump was originally proposed to be sited to the rear elevation of the application property, within close proximity to the adjoined property at no. 14 Old Hive. Following consultation with the Council’s Environmental Health Officer it was considered that the proposal, if implemented, 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.  Following discussions with the applicant, the proposed unit has been relocated to the south-western side elevation of the dwellinghouse, separated from the common boundary with no.14 Old Hive by the existing single storey lean-to pantry. The proposal has also been amended to include a timber screen to the south-west, extending the full width of the unit and measuring 1.2m in height in order to mitigate any resultant impact upon the residential properties located to the opposite site of Fish House Lane. These amendments are considered sufficient to address the aforementioned concerns, insofar that the resultant noise levels would be below that allowed under permitted development, as confirmed by the Environmental Health Officer.  Subject to the implementation of the timber 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 south-western side elevation of the dwellinghouse and 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. | | | | | | | | | | | | | | |
| **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. | | | | | | | | | | | |