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| **Report to be read in conjunction with the Decision Notice.** | | | | | | | | | | | | | | |
| **Signed:** | **Officer:** | **MC** | | | | **Date:** | | **05/02/2025** | | **Manager:** | | **LH** | **Date:** | **5/2/25** |
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| **Application Ref:** | | | | 3/2024/0946 | | | | | | |  | | | |
| **Date Inspected:** | | | | 12/12/2024 | | | **Site Notice:** | | 12/12/2024 | |
| **Officer:** | | | | MC | | | | | | |
| **DELEGATED ITEM FILE REPORT:** | | | | | | | | | | | **APPROVAL** | | | |
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| **Development Description:** | | | | | Proposed installation of air source heat pump. | | | | | | | | | |
| **Site Address/Location:** | | | | | 8 Windy Street Chipping PR3 2GD | | | | | | | | | |
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| **CONSULTATIONS:** | | | | | **Parish/Town Council** | | | | | | | | | |
| No comments received. | | | | | | | | | | | | | | |
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| **CONSULTATIONS:** | | | | | **Highways/Water Authority/Other Bodies** | | | | | | | | | |
| **RVBC Environmental Health Officer:** | | | | | RVBC EH Officer originally recommended refusal due to the unit being too noisy at the adjacent residential property. The agent for the application has now provided a timber screen and details of noise levels with and without the screen. The EH Officer has removed their objection subject to a condition requiring the enclosure and equipment be maintained in good condition for the lifespan of the development. | | | | | | | | | |
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| **CONSULTATIONS:** | | | | | **Additional Representations** | | | | | | | | | |
| No additional 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 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:**  **3/2010/0522** (8-10 Windy Street)  Application to convert no.10 back to two separate dwellings (nos. 8 and 10 as original).  Approved with Conditions | | | | | | | | | | | | | | |
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| **ASSESSMENT OF PROPOSED DEVELOPMENT:** | | | | | | | | | | | | | | |
| **Site Description and Surrounding Area:**  The application site comprises a two-storey cottage located within the Tier 2 Village of Chipping. The dwelling is located at the end of terrace and has a small yard area to the rear with a stone wall running along the northern boundary.  The site is located within the Chipping Conservation Area and is noted within the Appraisal Map as a ‘Building of Townscape Merit’. The site is also located within the Forest of Bowland National Landscape and numbers 8-10 Windy Street adjoin the Grade II Listed Building at no. 12 Windy Street which is a c.1800 three storey dwelling known as ‘The Old Vicarage’. | | | | | | | | | | | | | | |
| **Proposed Development for which consent is sought:**  Consent is sought for the installation of an Air Source Heat Pump (ASHP) within the residential curtilage of the application dwelling. The proposed ASHP would be sited adjacent to the northern boundary, between the rear wall of the property and the existing shed and would be approximately 0.8m x 1.2m x 0.4m in size. In addition, the model of the ASHP would be a Global Energy Systems Rothesay model. A timber screen has now been provided to the front and side elevations of the proposed ASHP following comments from the Environmental Health Officer. | | | | | | | | | | | | | | |
| **Principle of Development:**  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. In this instance, the proposed air source heat pump would exceed these limitations and as such requires planning consent from a technical perspective.  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’.*  As such, the proposed air source heat pump would be acceptable in principle subject to the development complying wholly with other relevant polices within the Core Strategy.  The site is also situated within the designated Chipping Conservation Area and Forest of Bowland National Landscape, and therefore additional consideration must be given to the impact of the proposed development upon the historic importance and visual amenities of the surrounding landscape. | | | | | | | | | | | | | | |
| **Impact Upon Residential Amenity:**  Paragraph 198 of the National Planning Policy Framework states:  *‘Planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development…in doing so they should mitigate and reduce to a minimum potential adverse impacts resulting from noise from new development – and avoid noise giving rise to significant adverse impacts on health and the quality of life.’*  Furthermore, Policy DMG1 of the Core Strategy requires all proposals for development to consider the effects of development upon existing amenities.  The proposed ASHP is to be located to the north of the application dwelling approximately 4.1 metres from the adjoining boundary with number 10 Windy Street. The submitted information has provided a calculation spreadsheet which suggests that the proposed ASHP would have a projected sound power level of 40.4 dBA measured at 5.58m from the closest neighbouring property window. The Environmental Health Officer has been consulted on the application and recommended refusal of the application. When running the calculations using the MCS 20 methodology, the Environmental Health Officer calculated a different result to the applicant at 44.1 dBA which was considered to result in an unacceptable level of noise disturbance at the neighbouring property.  The applicant has now provided a timber screen adjacent to the ASHP and has provided calculations showing the noise levels at certain distances. This shows at the boundary with the adjoining property, the noise levels would be 35.1dB which the Environmental Health Officer considers to be acceptable. They recommend a condition that the noise levels shall not exceed this reading at the façade of the nearest residential property as per the submitted details. They also recommend the timber screen be retained and maintained for the lifespan of the development.  Subject to the above, the proposal accords with Policy DMG1 and paragraph 198 of the NPPF. | | | | | | | | | | | | | | |
| **Visual Amenity/External Appearance:**  The application site is located within the Forest Of Bowland National Landscape. Key Statement EN2 of the Ribble Valley Core Strategy states that ‘*the landscape and character of the Forest of Bowland Area of Outstanding Natural Beauty will be protected, conserved and enhanced. Any development will need to contribute to the conservation of the natural beauty of the area’*.  In addition, Policy DMG2 states that ‘*development will be required to be in keeping with the character of the landscape and acknowledge the special qualities of the AONB by virtue of its size, design, use of material, landscaping and siting*.’  The proposed ASHP is modest in terms of scale, measuring just 0.87 metres from ground level and having a width of 1.2 metres. The proposed ASHP and timber screen would also be sited behind an existing wall within the curtilage of the existing dwelling and would not be highly visible from the public realm. As such, no harm to the visual amenity of the area would be caused as a result of the development and the proposal would conserve the landscape and character of the Forest of Bowland National Landscape. | | | | | | | | | | | | | | |
| **Impact on Heritage Assets and their settings:**  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 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.  With regards to Conservation Areas, Policy DME4 states that:  *‘Proposals within, or affecting views into and out of, or affecting the setting of a Conservation Area will be required to conserve and where appropriate enhance its character and appearance and those elements which contribute towards its significance. This should include considerations as to whether it conserves and enhances the special architectural and historic character of the area as set out in the relevant conservation*  *area appraisal. development which makes a positive contribution and conserves and enhances the character, appearance and significance of the area in terms of its location, scale, size, design and materials and existing buildings, structures, trees and open spaces will be supported.*  *In the conservation areas there will be a presumption in favour of the conservation and enhancement of elements that make a positive contribution to the character or appearance of the Conservation Area’.*  The application property is sited immediately adjacent Windy Street which forms one of the main routes through the Conservation Area and the application site is noted within the Chipping Conservation Area Character Appraisal as being a Building of Townscape Merit.  However, the proposed ASHP and timber screen would not take a visually prominent position within the Conservation Area, being screened from view by the existing boundary along the northern boundary of 8 Windy Street. In addition, the development is relatively small-scale in nature and as such, given the above, it is not considered that the installation of the ASHP would result in any measurable undue harm upon the significance of the Chipping Conservation Area that would warrant the refusal to grant planning permission.  With regards to the impact on the setting of the adjacent Listed Building, Policy DME4 states that:  *‘Alterations or extensions to listed buildings or buildings of local heritage interest, or development proposals on sites within their setting which cause harm to the significance of the heritage asset will not be supported’.*  The NPPF (2024) also states at Paragraph 215 that *‘where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal’.*  The proposed ASHP would be sited approximately 8.5 metres from the adjacent Grade II Listed Building at no. 12 Windy Street. The proposed ASHP and timber screen would likely be visible from the rear first floor windows however when considering the location of the ASHP within the setting of the designated heritage asset, the ASHP would be separated from the Listed Building by the existing single storey utility area at no. 10 and the fence. In addition, the proposed ASHP would not interrupt any views of the Listed Building and would be visually and spatially separated. As such, the proposal is not considered to harm the setting of the adjacent Grade II Listed Building. | | | | | | | | | | | | | | |
| **Highways and Parking:**  LCC Highways have not been consulted in relation to the proposal. It is not considered the proposed development would impact on existing parking arrangements of highway safety. | | | | | | | | | | | | | | |
| **Observations/Consideration of Matters Raised/Conclusion:**  As such, for the above reasons and having regard to all material considerations and matters raised that the application is recommended for approval subject to conditions. | | | | | | | | | | | | | | |
| **RECOMMENDATION**: | | | That planning consent be granted subject to conditions. | | | | | | | | | | | |
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