

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260349
Site Address:	8 Tiptree Close, Earley, Wokingham, RG6 4HS
Expiry Date:	13 April 2026
Site Visit Date:	25 February 2026
Proposal: Householder application for the proposed installation of 1 no. air source heat pump unit to the rear of the dwelling.	

PLANNING POLICY

National Policy	National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG)
Core Strategy (CS)	CP1 – Sustainable Development CP3 – General Principles for Development CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC04 – Sustainable Design and Construction CC06 – Noise TB21 – Landscape Character TB23 – Biodiversity and Development
Wokingham Borough Local Plan Update (LPU)	CE6 – Reducing energy consumption in existing buildings CE7 – Low carbon and renewable energy generation
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Sustainable Design and Construction Supplementary Planning Document

PLANNING HISTORY

Application No.	Description	Decision & Date
	There is no relevant planning history.	

CONSULTATION RESPONSES

Internal
WBC Environmental Health – No objection.
External
None.

REPRESENTATIONS

Parish/Town Council	No objection.
Ward Member(s)	No comments received.
Neighbours	No comments received.

APPRAISAL

Site Description:

The application site consists of a two-storey, detached property located on the eastern side of Tiptree Close, Lower Earley. The host dwelling is part of a housing development constructed in the 1980s.

Proposal:

This application seeks approval for the installation of one ground mounted air source heat pump (ASHP) sited centrally along the rear elevation.

Principle of Development:

The National Planning Policy Framework has an underlying presumption in favour of sustainable development which is carried through to the local Development Plan. The Managing Development Delivery Local Plan Policy CC01 states that planning applications that accord with the policies in the Development Plan for Wokingham Borough will be approved without delay, unless material considerations indicate otherwise.

The site is located within settlement limits and as such the development should be acceptable providing that it complies with the principles stated in the Core Strategy. Policy CP3 of the Core Strategy states that development must be appropriate in terms of its scale of activity, mass, layout, built form, height, materials and character to the area in which it is located and must be of high quality design without detriment to the amenities of adjoining land uses and occupiers.

Character of the Area:

The proposed ASHP would be ground mounted and sited centrally along the rear elevation of the host dwelling. By virtue of its modest scale and position within the plot, there would be no view of the unit from the public realm. As such, the proposed installation of the ASHP would not cause any detrimental impact to the character of the host dwelling or street scene, and therefore, compliant with Core Strategy (CS) Policies CP1 and CP3.

Neighbouring Amenity:

Overlooking, Loss of Light & Overbearing:

The adjoining neighbouring properties would be more than 6m from the proposed location of the ASHP. Therefore, due to the siting of and small-scale nature of the ASHP, there are no loss of privacy, loss of light or overbearing impacts generated by the proposal.

Noise:

From an environmental health perspective, the primary issue with the installation of an ASHP in a residential setting is noise. The Council's Environmental Health officer was consulted and requested a noise impact assessment (NIA). This is because the Government, through DEFRA has prescribed a scheme to inform the installation of ASHPs and other micro generation units called the Microgeneration Certified Scheme. If the submitted MCS is not carried out properly according to the prescribed method, or if guidelines aren't met, a Noise Impact Assessment (NIA) is required.

Following the request, a Noise Impact Assessment was submitted ('Environmental Noise Impact Assessment', 10 April 2026) to support the application. The council's Environmental Health officer was re-consulted and raised no objection to the report or installation of the ASHP. They commented:

"A Noise Impact Assessment (dated 10 April 2026) was submitted in support of the proposed installation of the Cosy 12 air source heat pump.

The assessment has been prepared with reference to the NPPF, Noise Policy Statement for England (NPSE), BS 4142:2014 + A1:2019, and BS 8233:2014, and utilises ISO 9613 2 propagation modelling with conservative, worst case assumptions, including hard ground conditions, façade reflections and a +3 dB tonal correction.

The assessment predicts a worst case external Rating Level of 37 dB(A) at the nearest sensitive receptor. This level is within and below the prevailing ambient noise climate for the area (40–50 dB(A)) and is therefore considered unlikely to result in adverse impact, having regard to the guidance within BS 4142 relating to low absolute noise levels.

Predicted internal noise levels within the nearest habitable room are calculated as 27 dB(A) with windows partially open, which complies with the BS 8233:2014 internal night time noise guideline of 30 dB(A) for bedrooms.

Based on the submitted information, it is satisfactory that the proposal complies with national planning and noise policy and is not expected to result in an adverse impact on neighbouring residential amenity.

There is no objection to the installation of the air source heat pump unit".

Conclusion:

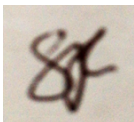
For the reasons set out above and subject to condition, the application is recommended for approval.

Community Infrastructure Levy (CIL): When planning permission is granted for a development that is CIL liable, the Council will issue a liability notice as soon as practicable after the day on which the planning permission first permits development. Completing the assumption of liability notice is a statutory requirement to be completed for all CIL liable applications.

The Public Sector Equality Duty (Equality Act 2010): In determining this application the Council is required to have due regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, gender

reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex or sexual orientation. There is no indication or evidence (including from consultation on the application) that persons with protected characteristics as identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular planning application and there would be no significant adverse impacts as a result of the development.

RECOMMENDATION	
Conditions agreed:	Not required
Recommendation:	Approve
Date:	7 April 2026
Earliest date for decision:	11 March 2026

Recommendation agreed by: (Authorised Officer)	
Date:	1.5.26

PLANNING CONSTRAINTS/STATUS

Major Development Location

Great Crested Newt Impact Risk Zones – Amber

Landscape Character Assessment 2019 - Woodley-Earley Settled and Farmed Clay

Hillside Ward

Earley Parish