

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	252355
Site Address:	3 Adams Way, Earley, Wokingham, RG6 5UT
Expiry Date:	8 December 2025
Site Visit Date:	3 November 2025
Proposal: Householder application for the proposed installation of an Air Source Heat Pump (ASHP) to the side of the property, following demolition of an existing single storey structure.	

PLANNING POLICY

National Policy	National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG)
Core Strategy (CS)	CP1 – Sustainable Development CP2 – Inclusive Communities CP3 – General Principles for Development CP8 – Thames Basin Heaths Special Protection Area CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction CC05 – Renewable Energy and Decentralised Energy Networks CC06 – Noise TB21 – Landscape Character TB23 – Biodiversity and Development TB25 – Archaeology
Joint Minerals and Waste Plan (JMWP)	DM1 - Sustainable Development DM2 - Climate Change – Mitigation and Adaptation DM3 - Protection of Habitats and Species DM15 - Site History
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
N/A	N/A	N/A

CONSULTATION RESPONSES

Internal
WBC Environmental Health – No objection, subject to conditions

External
None

REPRESENTATIONS	
Parish/Town Council	Objection: "objects to the application and recommends refusal, as the submitted noise assessment is misleading regarding the relevant standards and the likely noise levels at the boundary with the neighbouring property. This would harm the occupant's amenity and is therefore contrary to Policy CP3".
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL
Site Description: The application site consists of a two-storey detached property located in Earley, Wokingham. The property has no previous planning history. This application seeks approval for the installation of one air source heat pump (ASHP) in the northeastern corner of the property. The unit would measure approximately 0.83m in depth, 0.59m in width and 1.38m in height. The unit would be located at ground level along the rear/side elevation and boundary fence, 2.71m from the neighbouring residential property no.2 Adams Way. 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 application site is in a major development area within Earley. The dwellings within this area have no set building lines but all are detached properties and follow a similar design with dormer extensions and attached garages. The dwellings are set back from the street with large amounts of amenity land on the front and the rear. Adequate plot sizes and wide spacing between dwellings will allow the heat pump to be positioned well away from the street scene.

Even though there has been an objection regarding the noise from the parish, the Environmental Health assessment confirms that the proposed ASHP installation complies with the MCS 020 external boundary noise criterion. Therefore, it is not expected to result in any unacceptable impact on neighbouring residential amenity.

CP3 of the Core Strategy states that proposals should be of an appropriate scale of mass, built form and character. The Council's Borough Design Guide (BDG) SPD gives advice on residential developments.

The proposed ASHP would be positioned along the northeastern corner of the rear garden and would be fixed at ground level. It will be 1.24m from the boundary fence, 0.5m from the chimney and 0.25m from the side elevation wall. The distance from the boundary fence and side elevation wall is 2.65m approx. It is also 2.71m from the residential neighbouring property.

The ASHP would not be visible from the street scene and would have no detrimental impact to the character of the host dwelling or local area.

The unit is not of such an excessive size that it would adversely impact the existing open character of the garden, and due to the relatively low height of the unit, it would have a limited visible impact upon the existing garden landscape.

Neighbouring Amenity:

Overlooking, Loss of Light & Overbearing:

The proposed unit would be a relatively minor addition to the rear garden and would have a maximum height of 1.38m. There are no properties to the rear of the property and to the side there is one neighbouring property no.2 Adams Way.

The assessment of the noise impact suggests that as long as the ASHP is installed in the same position and configuration used in the assessment, the proposal is not expected to result in harmful noise levels, is compatible with local residential amenity, and meets the Council's policy objectives relating to noise.

Therefore, due to the relatively small scale of the unit and its proposed location, there would be no detrimental overlooking, loss of light or overbearing impacts generated to neighbouring amenity.

Highway Access and Parking Provision:

The heat pump will be placed at the rear/side elevation of the property; therefore, it will not affect the parking or highway access.

Amenity Space:

Due to the heat pump replacing a small shed it would not result in any loss of amenity space.

Noise:

The proposed ASHP has the potential to generate noise nuisance to neighbouring properties. The Council's Environmental Health Officer was consulted and raised no objection to the proposal, subject to a condition.

A full MCS 020 noise assessment was submitted and reviewed by Environmental Health. The methodology is the nationally recognised standard for assessing noise from domestic ASHPs.

The assessment indicates that the proposed ASHP installation meets the MCS 020 external boundary noise criterion and therefore is not expected to cause an unacceptable impact on neighbouring residential amenity, subject to the installation being carried out exactly as assessed.

Compliance with the submitted MSC 020 (a) manual sound calculator and ASHP data sheet has been secured by condition. Environmental Health therefore considers the submitted evidence is satisfactory.

Ecology:

There are no ecological implications.

Conclusion:

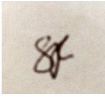
For the reasons set out above and subject to conditions, the proposal is acceptable as it accords with local plan policy and guidance.

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:	Yes/No/Not required
Recommendation:	
Date:	20 November 2025

Earliest date for decision:	3 November 2025
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Recommendation agreed by: (Authorised Officer)	
Date:	4.12.25

PLANNING CONSTRAINTS/STATUS

#	FEATURE_TYPE	NAME
1	Major Development Locations	Earley

Bat Roost Habitat Suitability | Total count: 2

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Bat survey required for planning applications that involve roof modification or demolition.	KN762	Ecology Officer, Green Infrastructure Team
2	Bat survey required for planning applications that involve roof modification or demolition.	KN763	Ecology Officer, Green Infrastructure Team

Great Crested Newt Impact Risk Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Great Crested Newt Impact Risk Zone	Green	Consult NatureSpace for Major developments only

Landscape Character Assessment 2019 | Total count: 1

#	FEATURE_TYPE	Name
1	Landscape Character Assessment 2019	Woodley-Earley Settled and Farmed Clay