

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250881
Site Address:	10 Birch Green, Shinfield, Wokingham, RG2 8HS
Expiry Date:	27 June 2025
Site Visit Date:	16 June 2025
Proposal: Full application for the proposed installation of an air source heat pump.	

PLANNING CONSTRAINTS/STATUS

Scale and Location of Development Proposals – Major Development Location (Shinfield (North of the M4))
Landscape Character Assessment Area
Historic Flooding Points Consultation Zone

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 CC06 – Noise
Other	Borough Design Guide Supplementary Planning Document Sustainable Design and Construction Supplementary Planning Document Shinfield Neighbourhood Plan

PLANNING HISTORY

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

CONSULTATION RESPONSES

Internal

WBC Property Services – No comments received
WBC Environmental Health – No comments received

External

None

REPRESENTATIONS

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

APPRAISAL

Description of Development:

This application seeks permission for the proposed installation of an air source heat pump to 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 air source heat pump shall be installed to the rear wall of the ground floor maisonette, which is within their private rear garden. The air source heat pump will not be visible from the public domain and therefore it is not deemed that this will impact upon the character of the area.

Neighbouring Amenity:

The air source heat pump will be located approximately 2.75 metres below the window of the flat above. A noise mitigation report has been provided as part of this application, and this states that the noise level at the first-floor window is predicted to be 44dB which is 2dB(A) above the MCS 020 acceptable noise level. Therefore, the noise mitigation report goes on to state that additional noise mitigation is required. The report recommends that a permanent partial enclosure is installed above and on either side of the air source heat pump. With a partial enclosure installed, the noise level at the first-floor window is predicted to be 34dB which is 8dB below the MCS 020 acceptable noise level. A condition is recommended to secure details of the partial enclosure.

The proposed air source heat pump will not have any impact on neighbouring amenities with regards to loss of light or overbearing impacts.

Residential Amenity Space:

The proposal will not adversely harm the usability of the site's rear amenity space for current and future occupiers.

Conclusion:

For the reasons stated above, the proposal is acceptable in local plan policy terms and therefore is recommended for approval.

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, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief. 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.

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.

RECOMMENDATION

Conditions agreed:	Yes
Recommendation:	Approve
Date:	27 June 2025
Earliest date for decision:	24 May 2025

Recommendation agreed by: (Authorised Officer)	
Date:	27.06.25