

Date: 31 July 2024
Application: 241924



**WOKINGHAM
BOROUGH COUNCIL**

WBC Environmental Health

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

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Dear WBC Environmental Health,

Householder Consultation

Application Number: 241924

Applicant: Mr Matthew Davies

Site Address: 3 Sorrel Drive, Arborfield Green, Wokingham, RG2 9QY

Parish: Barkham

Grid Reference: Easting - 477005, Northing - 166046

Type of Development: Other Householder

Proposal: Householder application for proposed erection of outbuilding and pergola in rear garden, installation of heat pump and hot tub, plus change of fenestration at garage.

Case Officer: Cameron Young

Development Management has received the above application and we require your comments on the proposal using the recommended memorandum below. The documents associated with this are available to view in NEC DM using the application number 241924. Alternatively, public documents are available to view on the Council's planning application search page: [Wokingham Borough Council Online Planning](#).

Please index your response into NEC DM against the application. If you are recommending conditions, you should give a reason with reference to relevant policies. A list of standard conditions can be found on the Z Drive at: [Z:\Standard Planning Conditions](#).

Your observations are required in respect of this application within **10 working days** of the above date or **15 working days** if the development type is classed as a major development.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Chris Christofis Env Protection Officer		
Service	WBC Environmental Health	App No:	241924
Address:	3 Sorrel Drive, Arborfield Green, Wokingham, RG2 9QY.		
Proposal:	Householder application for proposed erection of outbuilding and pergola in rear garden, installation of heat pump and hot tub, plus change of fenestration at garage.		
Type of Development:	Other Householder		
Site Visit Made:	No		

Summary Of Recommendations

- ☐ No comment
- ☐ No objection
- ☐ No objection subject to conditions (and reasons) **stated below**
- ☒ Request further information before determination as **stated below**
- ☐ Objection due to the reason(s) **stated below**

Comments On Proposal

The installation of an air source heat pump, and hot tub has noise implications in a residential street. I can see the location address on our GIS mapping, it is a detached property with a sizable garden area.

It appears the property is being developed at this time, the proposal sites the hot tub and air source heat pump at the rear of the property adjacent to a new garden room that is independent (ancillary) of the main building.

Behind this location is a barrier (presumably a brick wall) and then in close proximity is an adjacent residential property. On the proposed block plan V3 it shows a brick wall as a barrier behind the installation location.

It is impossible to predict how the heat pump and hot tub may interact together to create noise, tonal noise, which both are capable of, is amongst the most annoying form of noise.

I think this proposal would benefit from a noise assessment, I am aware there is a cost to this, but I cannot be sure there will be no noise or vibration breakout from the installations that adversely affects nearby properties, more than one tonal noise source in close proximity really needs to be professionally assessed so that advice on appropriate mitigation can be given to inform the installs, the wall may act as sufficient barrier to prevent noise breakout travelling to the neighbouring properties, it may only partially mitigate. The Design and Access Statement in support of the proposal states, *'Whilst there are adjacent properties to the site, their amenity is unlikely to be impacted significantly by virtue of the proposed modest and appropriate development.'*

On review of the proposal plans in order to reasonably advise planning, I am unable to suggest that noise nuisance is unlikely, if I cannot be sure that neighbouring properties amenity may be adversely impact by noise, I am obliged to ask for a noise assessment.

A solo installation of an air source heat pump may be supported by a Microgeneration Certification Scheme Noise Assessment.

The Government, through DEFRA has prescribed a scheme to inform the installation of ASHP and other micro generation units called the Microgeneration Certified Scheme. [Microgeneration Certification Scheme \(MCS\) transfer to MCS Service Company - GOV.UK \(www.gov.uk\)](http://www.gov.uk)

Following the Microgeneration Certified Scheme (MCS) this will allow the installer to make a calculation according to a formula prescribed in this Government sponsored scheme to inform the best type of install and anti-vibration mountings. We can look at the assessment to guide us as to whether there is a likely nuisance from the equipment.

We would ask for a formal noise assessment if the MSC guidelines aren't met, e.g. where the ASHP is to be installed very close to neighbouring properties or is of a large design, or there is more than one noise source with potential to output a significant amount of tonal noise that may cause a nuisance to neighbours. If a noise assessment is required, although there is an initial cost to the proposer, having a professional acoustic consultant involved will mean there is a significantly reduced risk of there being complaints after the install is completed.

If an installation clearly meets the MSC guidelines we would generally have no objection and not require anything else.

In this case because of the two potentially tonal noise emitting installations in the same area (the ASHP and the Hot tub) there are too many variables to try and predict noise levels without a full noise assessment.

In this case I recommend a professional noise assessment is undertaken to benefit the installations and mitigate any risk of noise nuisance.

Conditions & Reasons (if required)

Noise Assessment.

Prior to commencement of development, a full noise assessment should be conducted by an appropriately qualified person(s), this should be submitted to the local authority for approval. This can inform the installation(s) to achieve best practice and good acoustic design. This should address noise impact in terms of future users of the proposed site and nearby properties, both internal and external spaces.

This report is to identify a clear scheme of recommended works, or such other steps as may be necessary to minimize the effects of noise, both on nearby noise sensitive receptors and on future occupants of the development.

Plant/Machinery to be attenuated.

All plant, machinery and equipment installed or operated in connection with the conducting of this permission shall be located, enclosed or attenuated so that noise therefrom does not exceed at any time a level of 5dB[A] below the existing background noise when measured at a point one metre external to the nearest residential or noise sensitive property.

Any recommended noise mitigation measures should be retained and maintained thereafter.

Reason - To ensure that no nuisance or disturbance is caused to the occupiers of properties.
Relevant policy: NPPF Section 15 (Conserving and Enhancing the Natural Environment),
Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy
CC06.

Date:	05/09/2024	Signed:	C Christofis
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