

HOUSEHOLDER **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 7 February 2025
Application Number: 242619
Location: 57 Oakey Drive, Wokingham, Wokingham, RG40 2DT
Proposal: Householder application for the installation of an air source heat pump to the front of dwelling.
Recommendation: Refused

Reasons

1. Insufficient information has been submitted in the form of an MCS assessment and a noise impact assessment to demonstrate that no harm to neighbouring residential amenity would be generated by the air source heat pump contrary to Policy CP3 of the Core Strategy, CCO5 of the Managing Development Delivery and the Borough Design Guide SPD.

Informatives

1. This decision is in respect of the drawings and plans numbered 01B, 02C, 03B, 04C, 05, 'MCS 020 - Manual Sound Calculator' (dated 04/12/2024) received by the Local Planning Authority on 05/12/2024.

2. The Council engages with all applicants in a positive and proactive way through specific pre-application enquiries and the detailed advice available on the Council's website. On this particular application, no pre-application advice was sought before the application was submitted. As the proposal was clearly contrary to the provisions of the Development Plan, discussion took place in trying to find a solution, but the Council's Environmental Health officer's recommendation was not complied with.

A small, square, light-colored box containing a handwritten signature in dark ink, likely of the council officer.

Recommendation and conditions/reasons agreed:

Date: 29.1.25

REMEMBER - The earliest date for a decision on this application is: **19 December 2024**