

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242846
Site Address:	18 Rectory Close, Wokingham, RG40 1TH
Expiry Date:	10 January 2025
Site Visit Date:	5 December 2024
Proposal: Householder application for the proposed installation of 1nr Air Source Heat Pump.	

PLANNING CONSTRAINTS/STATUS

Water Utility Consultation Zones
Contaminated Land Consultation Zone
Scale and Location of Development Proposals
Great Crested Newt Consultation Zone
District Town and Local Centres
Nuclear Consultation Zone
Landscape Character Assessment Area
SSSI Impact Risk Zones
Thames Basin Heaths SPA Mitigation Zones
Archaeological Sites Consultation Zone
JCEB Mineral Safeguarding Areas

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 CP7 – Biodiversity 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 Sustainable Design and Construction Supplementary Planning Document
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PLANNING HISTORY

Application No.	Description	Decision & Date
131742	Proposed erection of a single storey rear extension to dwelling.	Approved 20/01/2014

CONSULTATION RESPONSES

Internal

WBC Environmental Health – No objection, subject to conditions (20/12/2024).

External

None consulted.

REPRESENTATIONS

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

APPRAISAL

Site Description:

The application site consists of a three-storey terraced property located on Rectory Close, Wokingham. The dwelling was one of six properties constructed in 2005.

The application site has two adjoining neighbours and backs onto Waitrose Supermarket.

Proposal:

This application seeks approval for the installation of one air source heat pump (ASHP) in the southwestern corner of the rear garden. The unit would measure approximately 4.5m in depth, 1.1m in width and 0.96m in height. The unit would be located at ground level along the rear/side boundary fence.

All required pipework to connect the ASHP to the house would be contained within the curtilage of the dwellinghouse.

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 principle of a residential extension in this location is acceptable in principle providing that it complies with the wider policy objectives contained within the Core Strategy and Managing Development Delivery (MDD).

Character of the Area:

The application site is located on a residential road close within Wokingham Town Centre. Surrounding residential dwellings range from detached, semi-detached, terraced and flats. Within close proximity there are also commercial buildings. This includes Waitrose Supermarket which borders the rear boundary of the site.

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 southwestern corner of the rear garden and would be fixed at ground level. 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 marginally lower than 1m. It would be positioned approximately 0.12m from the existing high-level fence and would be more than 9m from the rear wall of no.17 Rectory Close and more than 10m from the rear wall of no.19. There are no neighbours to the rear of the site. The existing established hedging along the shared boundaries with no.17 and no.19 would also provide natural screening of the unit. 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.

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. They commented "*The proposal is for the installation of an air source heat pump, detailed as a Vaillant, aroTHERM Split 7kW model (A7/w55). Air source heat pumps have the potential to create noise nuisance detrimental to the amenity of the neighbouring residential premises.*"

Some noise generation technical data of the proposed unit has been provided as well as some spatial information, but no noise impact assessment has been provided.

For a householder application, we would have regard to a passed MCS 020 assessment, were one submitted, as an alternative to a noise impact assessment based on measured data.*

In this instance we have no such information. Therefore, in the absence of additional supporting information I am recommending a condition, derived by calculation from the details provided".

Therefore, a condition relating to sound levels is required with any grant of approval.

Conclusion:

For the reasons set out above and subject to condition, 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, 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.

RECOMMENDATION

Conditions agreed:	Not required
Recommendation:	Approve
Date:	6 January 2025
Earliest date for decision:	10 December 2024

Recommendation agreed by: (Authorised Officer)	
Date:	07/01/25