

FULL PLANNING APPROVAL **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 27 June 2025

Application Number: 250881

Location: 10 Birch Green, Shinfield, Wokingham, RG2 8HS

Proposal: Full application for the proposed installation of an air source heat pump.

Recommendation: Approve

Conditions and/or Reasons

1. Timescale - The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In pursuance of s.91 of the Town and Country Planning Act 1990 (as amended by s.51 of the Planning and Compulsory Purchase Act 2004).

2. Approved details - This permission is in respect of the submitted application plans and drawings numbered (Location Plan), (25- 015/P/002), (25-015/P/001), received by the local planning authority on 06/04/2025 & 02/05/2025. The development shall be carried out in accordance with the approved details unless other minor variations are agreed in writing after the date of this permission and before implementation with the Local Planning Authority.

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the application form and associated details hereby approved.

3. Prior to the commencement of development, full details and an assessment of the partial enclosure to be installed around the air source heat pump to limit noise to no higher than 42dB at one metre from the first-floor habitable window in accordance with the MCS 020 Planning Standard shall be submitted to and approved in writing by the local planning authority. The partial enclosure shall thereafter be retained and maintained in its approved form for so long as the air source heat pump hereby permitted remains on site.

Reason: To safeguard the residential amenities of neighbouring properties and to ensure there are no adverse noise impacts. Relevant policy: Core Strategy policy CP3 and MDD Policy CC06.

Informatives

1. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the NPPF.

2. The applicant is reminded that should there be any change from the approved drawings during the build of the development this may require a fresh planning application if the changes differ materially from the approved details. Non-material changes may be formalised by way of an application under s.96A Town and Country Planning Act 1990.

Recommendation and conditions/reasons agreed:

BJC

Date: 27.06.25

REMEMBER - The earliest date for a decision on this application is: **24 May 2025**