

30 April 2025

10 Birch Green, Reading

Planning Statement

1 Introduction

- 1.1 Harwood Savin Planning Solutions Limited (HSPS) has been instructed by Mr and Mrs C Popescu to submit a planning application to Wokingham Borough Council for the installation of an air source heat pump (ASHP) at ground floor rear at 10 Birch Green, Reading.

2 Background

The Site and Surrounding Area

- 2.1 10 Birch Green is a ground floor end of terrace maisonette situated in a two storey residential property abnd in the residential suburb of Whitley Wood, Reading. The property is surrounded on all sides by residential.

Planning History

- 2.2 10 Birch Green Does not have any specific planning history relevant to the property. However, it is noted that it was included within an application red line for the installation of ASHPs at properties 1/2, 3/4 and 7/8 Birch Green in 2013. That application (ref. F/2013/0184) was approved on 24/4/2013. In that instance there was no proposal for an ASHP at no. 10.

3 The Proposal

- 3.1 The proposed development comprises the installation of an ASHP at ground floor rear of the existing property, within the garden area and adjacent to the ground floor bedroom (bed 2) window and rear door.
- 3.2 The proposed air source heat pump is a Daikin Altherma Monobloc 4kW with a sound power level of 58dB(A).
- 3.3 Typically, the installation of an ASHP for domestic purposes would not require planning permission as it would comprise permitted development. However, as the property is a residential maisonette, planning permission is required.

4 Planning Policy Background

- 4.1 This proposal has been assessed the context of pressing planning policy and guidance, including the following:
- National Planning Policy Framework (December 2024)

- Planning Practice Guidance
- The Development Plan comprising:
 - Wokingham Core Strategy (2010);
 - Wokingham Managing Development Delivery Document (MDDD) (2014);

- 4.2 Policy CP1 of the Core Strategy advocates sustainable development thought the Borough including minimising pollutants into the environment, and minimising energy consumption as well as aiming towards zero carbon developments.
- 4.3 Policy CC04 of the MDDD seeks to deliver high quality, sustainable, design and construction. Policy CC05 seeks to support opportunities to contribute towards decentralised energy supply and renewable and low-carbon technologies. The policy requires that proposals should be appropriate in scale, location and technology type.
- 4.4 Policy CC05 deals with noise and requires proposals to demonstrate how they have assessed noise impacts and if necessary, appropriate mitigation should be provided.
- 4.5 The area is also covered by the Shinfield Neighbourhood Plan (2017). Policy 3 of the Neighbourhood Plan (NHP) encourages the use of renewable and low-carbon or zero carbon technologies.

5 Planning Considerations and Assessment

- 5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires Local Planning Authorities to determine proposals in accordance with the Development Plan, unless material considerations indicate otherwise. The following commentary provides an overview justification of the proposals at the pre-application stage.

Principle of Development

- 5.2 The principle of the proposed installation of an ASHP at the application property is supported by the policies contained within the Development Plan and the Shinfield NHP and supports the Council's aspirations to encourage renewable energy provision and sustainable development.

Noise and Amenity

- 5.3 The proposal is contained within the rear garden of no. 10 Birch Green and will not be visible from neighbouring properties. The Applicant has commissioned a noise assessment which is attached to this application submission. This demonstrates that with appropriate acoustic screening, the proposed ASHP installation is acceptable in noise impact terms.

6 Concluding Comments

- 6.1 The proposed installation of an ASHP at 10 Birch Green is considered to meet the requirements of presiding planning policy and guidance and the aspirations for providing for renewable energy and delivering sustainable development.
- 6.2 It is therefore respectfully requested that planning permission be granted for the proposed development.

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