

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250159
Site Address:	49 Clover Rise, Woodley, Wokingham, RG5 4WL
Expiry Date:	20 March 2025
Site Visit Date:	11 February 2025
Proposal: Householder application for the proposed installation of an air source heat pump to rear.	

PLANNING CONSTRAINTS/STATUS

Scale and Location of Development Proposals

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 CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC05 – Renewable Energy and Decentralised Energy Networks CC06 – Noise
Other	Borough Design Guide Supplementary Planning Document

NO RELEVANT PLANNING HISTORY

CONSULTATION RESPONSES

Internal

WBC Environmental Health – No objection

External

None

REPRESENTATIONS

Woodley Town Council	Object on the grounds that the pump is located close to the boundary and that there is insufficient information provided about the potential noise impact.
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

This application seeks planning permission for the installation of an Air Source Heat Pump (ASHP) to the rear of No.49 Clover Rise, Woodley.

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 development should be acceptable providing that it complies with the principles stated in the Core Strategy. Policy CP3 of the Core Strategy states that development must be appropriate in terms of its scale of activity, mass, layout, built form, height, materials and character to the area in which it is located and must be of high quality design without detriment to the amenities of adjoining land uses and occupiers.

Character of the Area: The proposed ASHP would not harm the appearance of the dwelling, nor have any effect on wider character, owing to its modest scale and inconspicuous position.

Neighbouring Amenity: There are no concerns on overlooking, overbearing and loss of light grounds.

The primary concern of an application of this nature is the potential noise impact of the ASHP. Following correspondence between the Agent for this application and the Environmental Health Officer (EHO), the EHO is satisfied that the installation would have an acceptable impact upon the amenities of neighbouring residents. This is because further information was submitted that displayed the distance between the ASHP and the nearest habitable rooms, in addition to the separate CIEH and IOA noise calculations for each window. The EHO deemed this to be acceptable.

A condition has been included to ensure the installation is carried out in accordance with these details.

Conclusion: For all the above, the proposal is acceptable, and the application is recommended for approval.

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:	11 March 2025
Earliest date for decision:	14 February 2025

Recommendation agreed by: (Authorised Officer)	
Date:	13.03.25