

Elegant Homes

Wokingham Borough Council
Shute End
Wokingham
Berkshire
RG40 1BN

27th November 2024

Dear Mr Hillman,

Retrospective Application to vary Condition 2 of Planning Consent 230151 to allow for the Installation of 2no. Air Source Heat Pumps - S73a Town and Country Planning Act 1990

Acrefield, Charvil Lane, Sonning, RG4 6TH

Two air source heat pumps (ASHPs) have been installed at the above site to provide space and water heating for both the consented dwellings. This heating infrastructure allows the properties to be built without the need for gas boilers.

The provision of ASHPs on site therefore complies with Wokingham Borough Core Strategy Policy CP1 12a), which supports development proposals that contribute towards the goal of reaching zero-carbon developments as soon as possible by: a) Including appropriate on-site renewable energy features

The applicant installed the air source heat pumps (ASHPs) on site under the assumption that they were permitted development under The Town and Country Planning (General Permitted Development) (England) Order 2015, Schedule 2, Part 14, Class G. The applicant now understands that these ASHPs require planning permission.

Please find enclosed supporting documentation which is submitted to retrospectively vary Condition 2 of planning consent ref 230151.

- Air Source Heat Pump Plan – 3872-300
- Air Source Heat Pump Elevations – 3872-301
- Air Source Heat Pump Technical Data

The application is made on the basis of adding these new plans to the existing Condition 2 plan list, rather than them replacing any of the already consented plans.

The air source heat pumps are located to the side elevation of each property and are situated behind the rear garden boundary fence for both properties, so are not visible from any public area within the site or the wider conservation area. The proposed development will therefore have a neutral impact on the wider conservation area.

I trust this provides you with everything required to make a determination but please let me know if you need anything further.

Yours sincerely,

John Neville (MSc)
Planning and Development Manager
The Granary, 1a Patrick Road, Reading, RG4 8DD
www.eleganthomesreading.co.uk