

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242294
Site Address:	90 Hambleton Way, Winnersh, Wokingham, RG41 5SH
Expiry Date:	Extended to 28/02/2025
Site Visit Date:	08/11/2024
Proposal: Householder application for the proposed addition of an air source heat pump at the rear of the dwelling.	

PLANNING CONSTRAINTS/STATUS

Local Authorities
Archaeological Sites
Affordable Housing Thresholds
Borough Parishes
Scale and Location of Development Proposals
Great Crested Newt Consultation Zone
Site Allocations
Nuclear Consultation Zone
Borough Wards
Landscape Character Assessment Area
SSSI Impact Risk Zones
JCEB Areas of Search for Sand and Gravel
JCEB Mineral Safeguarding Areas
Great Crested Newt Consultation Zone Minor

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 CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC03 – Green Infrastructure, Trees and Landscaping CC05 – Renewable Energy and Decentralised Energy Networks CC06 – Noise CC09 – Development and Flood Risk CC10 – Sustainable Drainage
Joint Minerals and Waste Plan	DM1 - Sustainable Development DM2 - Climate Change – Mitigation and Adaptation

(JMWP)	
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
There is no relevant planning history for this site.		

CONSULTATION RESPONSES

Internal

WBC Environmental Health – no objection

External

None consulted

REPRESENTATIONS

Parish/Town Council	State they have no observations
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description:

Two storey detached dwelling.

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.

Paragraph 161 of the NPPF (2024) states that *“The planning system should support the transition to net zero by 2050 and take full account of all climate impacts including overheating, water scarcity, storm and flood risks and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of*

existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure.”

When determining planning applications for all forms of renewable and low carbon energy developments and their associated infrastructure, paragraph 168a) of the NPPF (2024) states that local planning authorities should not require applicants to demonstrate the overall need for renewable or low carbon energy, and give significant weight to the benefits associated with renewable and low carbon energy generation and the proposal's contribution to a net zero future; whilst para 168b) recognise that even small-scale projects provide a valuable contribution to cutting greenhouse gas emissions.

Core Strategy Policy CP1 states that planning permission will be granted for development proposals that contribute towards the goal of reaching zero-carbon developments as soon as possible by including appropriate on-site renewable energy features.

The proposal for installation of an air source heat pump (ASHP) to the rear of the property would comply with the NPPF and local plan sustainable development goals of mitigating and adapting to climate change, including moving to a low carbon economy and using renewable energy features.

Character of the Area:

The proposal comprises the installation of an air source heat pump to the rear of the existing dwelling, which would measure 362mm x 1250mm with a height of 870mm. Given the proposed rear location of the unit which would be mainly screened by the host building and boundary fencing, it is not considered there would be any detriment to visual amenity and local character.

Neighbouring Amenity:

Policy CP3 of the Core Strategy aims to protect neighbouring amenity. Given the nature of the proposal which would only involve a small ASHP unit located at ground level and separated 1m from the shared boundary with the adjoining property no. 88 Hambleton Way, it is not considered there would be any detrimental impact upon neighbouring amenities by way of loss of light or overbearing. Given the nature of the proposal, overlooking impact is not relevant in this case.

Noise:

The installation of an air source heat pump should be supported by a Microgeneration Certification Scheme Noise Assessment (MCS).

The Government, through DEFRA has prescribed a scheme to inform the installation of ASHP and other micro generation units called the Microgeneration Certified Scheme. Microgeneration Certification Scheme (MCS) transfer to MCS Service Company - GOV.UK (www.gov.uk).

Following the MCS scheme, this will allow the certified installer to make a calculation according to a formula prescribed in this Government sponsored scheme to inform the best type of install and anti-vibration mountings. The Environmental Health Officer

can look at the assessment to guide them as to whether there is a likely nuisance from the equipment.

A formal noise assessment would be required if the MSC guidelines aren't met, e.g. where the ASHP is to be installed very close to neighbouring properties or is of a large design, or there is more than one noise source with potential to output a significant amount of tonal noise that may cause a nuisance to neighbours. If a noise assessment is required, although there is an initial cost to the applicant, having a professional acoustic consultant involved will mean there is a significantly reduced risk of there being complaints after the install is completed.

If an installation clearly meets the MSC guidelines, the WBC Environmental Health Officer would generally have no objection and not require anything else.

In the case of this application, the WBC Environmental Health Officer indicates that the distance to the nearest noise sensitive receptor is reasonably correct at 7m and there are no windows on the side elevation of the neighbouring dwelling facing the application site or the location of the proposed ASHP. Whilst the applicant has not presented a properly filled in MCS, in this case it is a pass at 42dB, and on this basis, no further objections are raised by the WBC Environmental Health Officer on noise grounds.

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:	Approval
Date:	24 February 2024
Earliest date for decision:	15 October 2024

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	24.02.2025