

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242584
Site Address:	3 Gooch Close, Twyford, Wokingham, RG10 0XS
Expiry Date:	17 January 2025
Site Visit Date:	25 October 2024
Proposal: Householder application for the proposed installation of an air source heat pump in the rear garden.	

PLANNING CONSTRAINTS/STATUS

Bat Roost Habitat Suitability
Scale and Location of Development Proposals – Twyford (Modest Development Location)
Great Crested Newt Consultation Zone – Green and Amber Risk Zones
Landscape Character Assessment Area
SSSI Impact Risk Zones

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 CC04 – Sustainable Design and Construction CC05 – Renewable Energy and Decentralised Energy Networks CC06 – Noise CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB23 – Biodiversity and Development
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

No planning history for the site.

CONSULTATION RESPONSES

Internal

WBC Environmental Health – Initial concerns regarding MCS assessment, meeting held with applicant's representatives to clarify.

External

None consulted

REPRESENTATIONS

Parish/Town Council	Twyford Parish Council's Planning & Amenities Committee ask that the neighbours' comments are considered regarding noise.
Ward Member(s)	No comments received
Neighbours	Two representations received raising the following concerns: - Close to adjacent properties, impact of noise from ASHP

APPRAISAL**Site Description:**

The application site consists of a two-bedroom mid-terrace dwelling located on Gooch Close, Twyford.

Proposal Description:

This application seeks approval for the proposed installation of an air source heat pump (ASHP) in the rear garden of the property. The ASHP would be sited adjacent to the site's southern side boundary shared with no.4 Gooch Close and would be installed 5 metres from the rear of the host 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.

Character of the Area:

The scale and siting of the ASHP would mean that it would be invisible from all public viewpoints. Therefore, the proposals would have a negligible impact on the character of the area and is acceptable on these grounds.

Neighbouring Amenity:

Overlooking, Loss of Light and Overbearing:

Due to the nature and scale of the proposals, there are no concerns on these grounds.

Noise:

Policy CC06 relates to noise and states that proposals must demonstrate how they have addressed noise impacts to protect noise sensitive receptors (both existing and proposed) from noise impacts in line with Appendix 1 of the MDD. Appendix 1 of the MDD states that maximum outdoor noise levels for external domestic amenity space should not exceed 45dB or 35dB for internal domestic spaces.

An MCS (Microgeneration Installation Standard) assessment accompanies this application. An MCS assessment follows a set planning standard which must be complied with for domestic installations of ASHPs for such installations to be considered 'permitted development', thereby not requiring planning permission. To be considered permitted development, the final figure must not exceed 42dB(A).

WBC Environmental Health reviewed the initial MCS assessment submitted with the application and raised concern with three main issues:

- The neighbouring window chosen for the assessment (assessment position)
- The measurement taken between the ASHP and the assessment position
- The omission of a description which analyses the relationship between the ASHP and the assessment position

Following correspondence between the Environmental Health Officer and the applicant's representatives, a revised MCS assessment was submitted in early December. The assessment addresses the three issues above and indicates that the noise figure is 41.94db(A).

When rounding this figure to the nearest whole number (as required by step 9 of the MCS assessment), the final figure is 42db. Therefore, the ASHP passes the MCS assessment and is considered permitted development.

It is noted that the elevational measurement includes an MCS assessment that rounds up all the figures through steps 1-9. Only the figure for step 9 requires rounding up (as seen within the final MCS assessment submitted) and therefore this assessment is not relevant to the assessment.

As the proposed works are considered permitted development, planning permission is not procedurally required. In terms of the determination of this application, such a conclusion indicates that there would be no adverse impact on the adjoining dwellings by reason of noise and therefore no objections are raised in this regard.

Amenity Space:

The proposals would not adversely impact the usability of the dwelling's rear amenity space.

Highway Access and Parking Provision:

There are no concerns on these grounds.

Flooding and Drainage:

There are no concerns on these grounds.

Landscape and Trees:

There are no concerns on these grounds.

Ecology:

There are no concerns on these grounds.

Community Infrastructure Levy (CIL):

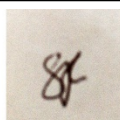
When planning permission is granted for a development that is CIL liable, the Council will issue a liability notice as soon as practicable after the day on which the planning permission first permits development. Completing the assumption of liability notice is a statutory requirement to be completed 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:	13 January 2025
Earliest date for decision:	14 November 2024

**Recommendation
agreed by:
(Authorised Officer)**



Date:	13.1.25
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