

## DELEGATED DECISION REPORT

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HPK/2023/0346  
Valid 20/09/2023

HORWICH HOUSE, ECCLES  
ROAD, WHALEY BRIDGE,  
DERBYSHIRE, SK23 7EW

INSTALLATION OF 2X 12KW  
AROTHERM PLUS HEAT  
PUMPS WITH THE PROVISION  
FOR A 3RD HEAT PUMP IN  
THE FUTURE

(FULL - MINOR)

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### MAIN ISSUES

- Impact upon the Open Countryside
- Design
- Amenity

### DESCRIPTION OF SITE

The site relates to a two storey detached property which is located within the open countryside. The dwelling is situated in a large plot with extensive gardens, off a private lane, set well back from the public highway and is well screened from public view by mature vegetation.



For the purpose of the Local Development Plan, the site lies within the open Countryside, the application site is not in a Conservation Area, there are no Listed buildings/structures or protected trees which need to be considered.

### PROPOSAL

Full planning permission is sought to install up to three air source heat pumps on the western side elevation of the dwelling, situated at ground level and enclosed by a private courtyard serving the host property.

The equipment will be Vaillant aroTHERM Plus double fan heat pump, the cabinet is white, grey, and black metal and plastic. Connecting the device will be black

insulated copper pipework and black cables. Each unit will measure upto 1.66m x 1.1m x 0.45m.

The new aroTHERM plus heat pump has technical features for improved efficiency, as well as higher flow temperatures, so it's perfect for new and existing heating systems (including hybrid). It's also quiet in operation and has been accredited by Quiet Mark.

The proposed units will be sympathetic positioned on a rendered rear wall on the host dwelling and is located so not to cause noise nuisance to the occupants. There are no nearby neighbours who will see or be able to hear the air source heat pumps.

## **RELEVANT LOCAL AND NATIONAL PLANNING POLICIES**

### **High Peak Local Plan (Adopted 2016)**

S1 Sustainable Development Principles  
S1a Presumption in Favour of Sustainable Development  
S6 Central Sub-area Strategy  
EQ3 Rural Development  
EQ 6 Design and Place Making

### **Supplementary Planning Document**

1. High Peak Design Guide Adopted 2018

### **National Planning Policy Framework (2021)**

Including sections -  
12: Achieving well-designed places

## **SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS**

No recorded planning history.  
Permitted Development Rights remain intact.

## **CONSULTATIONS**

### **Publicity**

Site Notice expiry date: 8/11/2023  
Neighbour consultation period ends: 12/10/2023

### **Public Comments**

No comments received

### **Town / Parish Comments**

No comments received

## **OFFICER COMMENTS**

## **Principle of Development**

Policy EQ3 of the adopted local plan relates to Rural Development, outside of development boundaries. The policy states that the Council will seek to ensure that new development is strictly controlled in order to protect the landscapes intrinsic character and distinctiveness whilst also facilitating sustainable rural community needs.

The principle of development will be considered to be acceptable subject to the application demonstrating compliance with relevant national and local planning policies relating to design and amenity.

## **Impact upon Open Countryside**

The site is extremely well screened from open agricultural land which lies beyond the rear boundary of the site. The proposed air source heat pumps are viewed as subordinate additions to the existing dwelling, and are considered to be of an appropriate scale, height, and massing. It is not considered that this proposed additions of this plant machinery will not have any adverse impacts to the Countryside location and respects the design principles set out within the Supplementary Planning Document. The application is therefore considered to accord with policy EQ3 of the local plan.

## **Design & Visual Impact**

There are no design objections to the proposal. Policy EQ6 refers to design and states that all development should be well designed and be of a high quality that responds positively to both its environment and the challenge of climate change, whilst contributing to local distinctiveness and sense of place.

Air Source Heat Pumps are installed as a response to the challenge of climate change, they are functionally designed rather than beautiful. Notwithstanding, given the siting of these pumps within an enclosed courtyard – nobody will appreciate that they are there. It will only be evident to the occupiers of the dwelling who have access to the courtyard.

The proposed alterations will be added to the existing dwellinghouse, offering a solution to heating this large property, with no impact on the amenity of neighbours. The design and materials of the proposed additions will not appear visually prominent. It is for these reasons that the proposed development will comply with policy EQ6 of the Local Plan and the spirit of the NPPF.

## **Amenity**

High Peak Local Plan Policy EQ6 seeks to secure development that does not result in unacceptable effects on the amenity of the area by reason of visual intrusion, overlooking, shadowing, overbearing effect, noise, light pollution or other adverse impacts on local character and amenity.

The application site is a large detached two storey dwelling which is located set back off the highway and away from any neighbours. The proposed installation of air source heat pumps will comply with policy EQ6 of the Local Plan and the spirit of the NPPF.

## **CONCLUSION**

Section 38(6) of the Planning and Compulsory Purchase Act 2004 provides that where regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise.

For the above reasons the application has been found to accord with NPPF and local planning policies..

## **OFFICER RECOMMENDATION: APPROVE**

**Case Officer: P. Twigg**

**Recommendation Date: 21.11.2023**

X *B.D. Haywood*

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Signed by: Ben Haywood

**On behalf of High Peak Borough Council**