

DELEGATED DECISION REPORT

HPK/2023/0322
Valid 18/09/2023

EVERSLEIGH STUBBINS
LANE
CHINLEY

INSTALLATION OF AIR
SOURCE HEAT PUMP TO
REPLACE OLD GAS BOILER

(FULL - HOUSEHOLDER)

MAIN ISSUES

- design
- amenity

DESCRIPTION OF SITE

The dwelling known as Eversleigh is a semi-detached property on Stubbins Lane. The rear of the property drops steeply in topography leading down to the trainline. The dwelling has had a previous two storey side extension and elevated rear decking area installed.

The application site is located within the Settled Valley Pastures Landscape Character Area.

PROPOSAL

Planning permission is sought for a air source heat pump to be installed on the rear elevation of the property. the pump will be installed on the first floor level, under a rear window, and above the properties back door.

The sound levels of the proposed pump fall within permitted development rights of the General Permitted Development Order (as amended) (2015), however the overall volume of the proposed air source heat pump is approx. 0.2 cubic metres over that allowed under the GPDO (2015)

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

High Peak Local Plan 2016

S 1 Sustainable Development Principles
S 1a Presumption in Favour of Sustainable Development
S 2 Settlement Hierarchy
EQ 6 Design and Place Making
CF 6 Accessibility and Transport

National Planning Policy Framework

Section 4 Decision-making
Section 12 Achieving Well Designed and Beautiful Places

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/2009/0527 -Two storey Side Extension APPROVED 18/11/2009

HPK/2021/0151 - Elevated Decking Extension to Rear of Dwelling APPROVED
18/05/2021

CONSULTATIONS

Publicity

Site Notice expiry date: 07/11/2023
Neighbour consultation period ends: 10/10/2023
Press Advert: N/A

Public Comments

None received

Town / Parish Comments

No objection

Environmental Health

07/03/2024 – objection withdrawn

28/11/2023 – Objection
- insufficient information

Derbyshire County Council Highways

N/A

OFFICER COMMENTS

Principle of Development

LP Policy S 2 states that moderate scale development which meets local needs should be allowed in large villages such as Chinley. The above development is considered to be a moderate scale, and is therefore acceptable in principle subject to consideration of the following policy.

Design

Section 12 Paragraph 135(c) of the NPPF states that development should be sympathetic to the character and history of the area, while not restricting change.

LP Policy EQ 6 states that all development should be well designed, of a high quality and respond to the areas character, history and scale.

The proposal is placed to the rear of the application site overlooking the railway line below. The proposed pump is utilitarian in appearance, as expected for an air source heat pump. Its elevated location will allow for the unit to be viewed from outside of the application site. However, as the unit is only marginally larger than that allowed under the GPDO (as amended) (2015) the applicant holds a valid fall back position of installing a slightly smaller unit in the same location. As such the proposal is considered to be acceptable in design due to the valid fall back position.

Amenity

Section 12 Paragraph 135(f) of the NPPF states that development should create places with a high standard of amenity for existing and future users.

LP Policy EQ 6 states that all development should achieve a satisfactory relationship to adjacent development and doesn't cause unacceptable effects by reason of vision intrusion, overlooking, shadowing, overbearing effect, noise, light pollution or other adverse impacts on local character and amenity.

The applicant has proven the proposed unit to be within the allowances of permitted development rights in regards to sound. Therefore the unit is considered to have a negligible impact upon noise pollution. Potential noise pollution is also slightly mitigated by the presence of the trainline to the rear of the curtilage. Environmental health officers are satisfied with the sound levels produced following demonstration that the proposed unit was certified as MCS020 compliant. Therefore there are no amenity concerns.

Highway Safety

The proposal does not impact upon the off-street parking available at Everleigh, not does it create demand for further parking at the application site. As such there are no highway safety concerns.

CONCLUSION / PLANNING BALANCE

The development is considered acceptable in terms of design and amenity, following demonstration of MCS020 compliance. It is considered to be in accord with the relevant policies put forward in the Local Plan and the NPPF. Therefore this application is recommended for approval.

OFFICER RECOMMENDATION : Approve

Case Officer: Rachel Robinson

Recommendation Date: 11th March 2024

X B. J. Haywood

Signed by: Ben Haywood

On behalf of High Peak Borough Council