



High Peak Borough Council

working for our community

Householder Application for Planning Permission for works or extension to a dwelling

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x) Northing (y)

Description

Applicant Details

Name/Company

Title

Mr

First name

Thomas

Surname

Hancocks

Company Name

Address

Address line 1

2 Old Smithy Road

Address line 2

Address line 3

Town/City

New Mills

County

Country

United Kingdom

Postcode

SK22 3EH

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Description of Proposed Works

Please describe the proposed works

Proposed works involves the installation of an air-source heat pump (ASHP) monoblock unit at the front of 2 Old Smithy Road. This will replace the existing internal gas combi boiler.

The proposal involves the removal of existing internal combi boiler and replacing it with a new hot water cylinder and connection to an externally located ASHP monoblock unit. The existing combi boiler is estimated to be 18 years old and was installed when the property was first built. It is beyond the end of its normal working life and of poor efficiency. The exhaust flue currently exits the side of the property facing 3 Old Smithy Road. The monoblock unit requires a soakaway space to avoid condensation freezing on the unit in cold weather this is will be located below the front window of the property (proposed soakaway.png).

The proposed works build on High Peak Borough Council's Declaration of a Climate Emergency - <https://www.highpeak.gov.uk/article/7203/Climate-Change-Emergency-Declaration> - made on the 19 October 2019 with regards to reducing household carbon emissions. The proposal takes advantage of the UK Government's Boiler Upgrade Scheme (BUS) grants to cover part of the cost of replacing fossil fuel heating systems.

The ASHP will be located more than 1 meter from the property boundary between 1 Old Smithy Road (see 2OSR plan.jpeg). This will satisfy the previously identified requirement for planning permission (Class G, Part 14, Schedule 2 of the GPDO in Household Planning Enquiry [Decision.pdf]) by the Planning Officer.

In order to comply with MICROGENERATION INSTALLATION STANDARD: MCS 020 it is proposed to erect a section of acoustic fence (1800 mm high by 300 mm wide) on the boundary with 1 Old Smithy Road. Without the fence dB level would be 47dB at the assessment position, with a fence this would reduce to 41.8 dB, below the permitted noise limit. These sound levels would only be reached during full load (winter heating) and not during normal operation. This will provide sufficient reduction in the noise levels from the ASHP monoblock unit to meet MCS standards requirement not to need planning permission. Current sound levels at 2OSR include: general background noise (35 dB), Albion Road traffic (40-55 dB), boiler flue (60 dB), railway line to rear (60-80 dB).

The proposed location is the only practical location for installation of the exterior monoblock unit that can sited. In order to minimise the effect on appearance of the building (Class G, Part 14, Schedule 2) the area will be obscured by parked vehicles from many aspects, the soakaway will be planted and landscaped following installation. If required, a wooden screening fence will be constructed once the unit is in place - screening the unit without impacting function. It is noted that view on Old Smithy Road environs (additional documents) include parked vehicles, rubbish bins, commercial and industrial site access, and air conditioning units on business premises.

Has the work already been started without consent?

- ☐ Yes
☒ No

Materials

Does the proposed development require any materials to be used externally?

- ☒ Yes
☐ No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

Type:

Other

Other (please specify):

Air Source Heat Pump

Existing materials and finishes:

Proposed materials and finishes:

Proposed ASHP unit to be installed - https://www.daikin.co.uk/en_gb/products/product.table.html/EDLA09-14D3V3.html - coated metal monoblock unit from Daikin.

Type:

Boundary treatments (e.g. fences, walls)

Existing materials and finishes:

None existing

Proposed materials and finishes:

Acoustic wooden fencing panel fixed at boundary between 1 & 2 Old Smithy Road to improve acoustic dampening from ASHP to neighbouring property. Dimensions 900x1800 (LxH). Similar to - <https://www.fencingandlandscapesupplies.co.uk/acoustic-fencing>

Type:

Other

Other (please specify):

Planting

Existing materials and finishes:

Driveway currently entirely laid with tarmac (black) and stone edging (grey/brown).

Proposed materials and finishes:

Soakaway space underneath and surrounding ASAP will be finished with natural materials including stones, bark, moss, and ferns.

Are you supplying additional information on submitted plans, drawings or a design and access statement?

☒ Yes

☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

Photos of location

Plans for ASHP location

Trees and Hedges

Are there any trees or hedges on the property or on adjoining properties which are within falling distance of the proposed development?

☐ Yes

☒ No

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

☐ Yes

☒ No

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

- ☐ Yes
☒ No

Is a new or altered pedestrian access proposed to or from the public highway?

- ☐ Yes
☒ No

Do the proposals require any diversions, extinguishment and/or creation of public rights of way?

- ☐ Yes
☒ No

Parking

Will the proposed works affect existing car parking arrangements?

- ☒ Yes
☐ No

If Yes, please describe:

The driveway at 2OSR currently accommodates space for 2 vehicles parked off the shared unincorporated road. Due to the angle of the property boundary there is ample space on the driveway to park an additional vehicle across the driveway, or to park a large vehicle (commercial van) on the driveway instead. Current occupation is by a single electric vehicle, with occasional parking by visitors. This is comparable to, or lower than, neighbouring properties on the road.

The proposed works - including space for the ASHP and airflow space - will reduce the parking space available, but not to a level where 2 vehicles could not be parked on the driveway.

Biodiversity net gain

Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 sets out that every planning permission granted for the development of land in England shall be deemed to have been granted subject to the 'biodiversity gain condition' requiring development to achieve a net gain of 10% of biodiversity value.

This is subject to exemptions, an exemption applies in relation to planning permission for a development which is the subject of a householder application, within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order (2015)*.

Applicants for planning permission are required to make a statement as to whether they believe the biodiversity gain condition will apply if permission is granted, please confirm:

- ☒ It is my belief that if permission is granted for the development to which this application relates the biodiversity gain condition would not apply

*A 'householder application' means an application for planning permission for development for an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse which is not an application for change of use or an application to change the number of dwellings in a building.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☐ The agent
- ☒ The applicant
- ☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☒ Yes
- ☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

RHR/PD/2024/0033

Date (must be pre-application submission)

26/06/2024

Details of the pre-application advice received

Dear Mr Tom Hancocks

Householder Planning Enquiry – Ref No: PD/2024/0033 - Installation of an electric heat pump on the driveway to the front of the property at 2 Old Smithy Road, New Mills

Thank you for your recent request regarding the need for planning permission for the above proposed development.

Further to the information supplied to us for the proposed development we can confirm that under the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (GPDO), planning permission is required.

Class G, Part 14, Schedule 2 of the GPDO states that planning permission is required if:

G.2 (e) any part of the air source heat pump would be installed within 1 metre of the boundary of the curtilage of the dwellinghouse or block of flats;
Based on the plan provided the proposed heat pump appears to be located within 1M of the property boundary with No.1. As such planning permission would be required.

Furthermore Class G, Part 14, Schedule 2 states that air source heat pumps are permitted provided that then comply with the following conditions.

G.3 (d) the air source heat pump is, so far as practicable, sited so as to minimise its effect on the external appearance of the building;

G.3 (c) the air source heat pump is, so far as practicable, sited so as to minimise its effect on the amenity of the area;

As the air source heat pump is to be located to the front of the dwelling, partially obscuring the windowsill detail it is considered that the proposed air source heat pump will negatively impact the external appearance of the building when viewed from the street scene. This is in breach of G.3 (d) and G.3 (c) therefore requiring planning permission.

Please note this letter constitutes the informal view of the Council and is based on the information you have supplied. This enquiry does not constitute an application for a Lawful Development Certificate for a proposed development under section 191 of the Town and Country Planning Act 1990.

In addition to the above you may require building regulations for your proposed development therefore you should contact the Councils Building Control Section to check at buildingcontrol@highpeak.gov.uk or alternatively more information can be found on the Councils website.

Yours sincerely

Rachel Robinson
Trainee Planning Officer

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☐ Yes
- ☒ No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- ☒ Yes
- ☐ No

Is any of the land to which the application relates part of an Agricultural Holding?

- ☐ Yes
- ☒ No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

*** "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.**

**** "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.**

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

- ☒ The Applicant
- ☐ The Agent

Title

Mr

First Name

Thomas

Surname

Hancocks

Declaration Date

05/08/2024

☒ Declaration made

Declaration

I/We hereby apply for Householder planning permission as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Thomas Hancocks

Date

12/08/2024