

Recommendation Report for Planning Permission for Works or Extension to a Dwelling

REF NO: BR/1/25/HH

LOCATION: 156 Aldwick Road
Bognor Regis
PO21 2YQ

PROPOSAL: Installation of air source heat pump.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

RELEVANT SITE HISTORY

BR/155/24/HH	Installation of air source heat pump.	ApproveConditionally 08-10-24
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REPRESENTATIONS

Bognor Regis Town Council - No objection.

No representations received from nearby occupiers.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

ENVIRONMENTAL HEALTH - No Objection

The submitted application has been reviewed including the submitted noise data, and Officers raise no objection to the application.

DEVELOPMENT PLAN POLICIES

[Arun Local Plan 2011 - 2031:](#)

DDM1	D DM1 Aspects of form and design quality
DDM4	D DM4 Extensions&alter to exist builds(res and non-res)
QEDM1	QE DM1 Noise Pollution

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD13 Arun District Design Guide (SPD) January 2021

CONCLUSIONS**DESIGN AND VISUAL AMENITY**

The proposed air source heat pump would be located on the south east elevation and would not be easily visible on the street scene. The air source heat pump measures 0.8m high and 1.2m wide.

There is an approved application for the site, BR/155/24/HH. The current application seeks a change in the approved siting of the air source heat pump, amending the location to around 5m to the south.

The proposal would not result in adverse impacts on the character of the property or the surrounding area and is in accordance with policies D DM1 and D DM4 of the Arun Local Plan.

NEIGHBOURING RESIDENTIAL AMENITY

156 Aldwick Road is a detached property with detached neighbours to either side. The air source heat pump is to be sited to the south east elevation. Due to the small scale and position, the air source heat pump would not result in any overbearing, overshadowing, or overlooking effects and is in accordance with policy D DM4 of the Arun Local Plan.

The noise generated from the air source heat pump has the potential to cause adverse impacts to people living nearby and Environmental Health have been consulted as part of this application. Environmental Health have raised no objection to the development.

The development would not result in unacceptable noise impacts and is in accordance with policy QE DM1 of the Arun Local Plan.

SUMMARY

The proposed development is in accordance with the relevant development plan policies, therefore it is recommended for approval subject to the following conditions.

HUMAN RIGHTS ACT

The Council in making a decision should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as Arun District Council to act in a manner, which is incompatible with the European Convention on Human Rights.

Consideration has been specifically given to Article 8 (right to respect private and family life) and Article 1 of the First Protocol (protection of property). It is not considered that the recommendation for approval of the grant of permission in this case interferes unreasonably with any local residents' right to respect for their private and family life and home, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general interest and the recommendation for approval is considered to be a proportionate response to the submitted application based on the considerations set out in this report.

DUTY UNDER THE EQUALITIES ACT 2010

In assessing this proposal the following impacts have been identified upon those people with the

following protected characteristics (age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex or sexual orientation).

The proposal would have a neutral impact on the protected characteristics.

CIL DETAILS

This application is not CIL liable.

RECOMMENDATION

APPROVE CONDITIONALLY

1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

2 The development hereby approved shall be carried out in accordance with the following approved plans:

- The Location Plan
- Proposed Site Plan 03
- Proposed Elevations 04
- Heat Pump Specification

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with Arun Local Plan policy D DM1.

3 Based on the information available, this permission is exempt from the requirement to provide a biodiversity gain plan under Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990. The following exemption applies:

This planning permission is for development which is a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Reason: In accordance with Schedule 7A of the Town and Country Planning Act 1990 (as amended).

4 **INFORMATIVE:** Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended). The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.