

DELEGATED REPORT

Report by Amanda

Date of report: 25/02/2025

Ref:71509/FUL

Uhunmwagho

Registration: 10/01/2025

LDfC: 12/02/2025

Expiry Date: 07/03/2025

Site Visit: 12/02/2025

Site Notice: N/A

Press Date: N/A

Objections: 0

Con Area: N/A

Adv Type: NONE

Reason for Delay:

EIA: NA

N/A

Dec Level: DEL

Stat Class: HOUS

Proposal: Installation of air source heat pump to side elevation

Location: 12 Standmoor Road, Whitefield, Manchester, M45 7PN

Description

The application relates to a two storey semi-detached house which has a driveway to the front/side and a garage attached at the side. There is a small garden area to the front and the property is raised in level compared to the highway in front. No.1 Richmond Close to the east side is linked to the application property via garages.

The proposal is to install an air source heat pump to the side elevation of the dwelling.

Relevant Planning History

N/A

Publicity

5 neighbours notified on 22/02/2025 - No objections received and one comment received.

The neighbour commented that they have heard that air pumps can be noisy and cause disturbance to surrounding properties. Their property is nearby and they would not want the noise of the pump being carried to their house at night when windows are open. They also asked for verification of the noise constraints for the pump and whether they would be within domestic limits.

Statutory/Non-Statutory Consultations

Environmental Health - Pollution Control -No objections.

Pre-start Conditions - Not relevant.

Development Plan and Policies

SPD6 Supplementary Planning Document 6: Alterations & Extensions

H2/3 Extensions and Alterations

PfE Places for Everyone

Issues and Analysis

The following report includes analysis of the merits of the application against the relevant policies of both the National Planning Policy Framework (NPPF), the adopted Places for Everyone Joint Development Plan Document (PfE) and the saved policies within the adopted Bury Unitary Development Plan (UDP), together with other relevant material planning considerations.

The policies of the UDP that have been used to assess this application are considered to

be in accordance with the NPPF and as such are material planning considerations. For simplicity, just the UDP and PfE Policies will be referred to in the report, unless there is a particular matter to highlight arising from the NPPF where it would otherwise be specifically mentioned.

Equality Act 2010: All planning applications are considered in light of the Equality Act 2010 and associated Public Sector Equality Duty, where the Council is required to have due regard for:

The elimination of discrimination, harassment and victimisation;

The advancement of equality of opportunity between persons who share a relevant protected characteristic and person who do not share it;

The fostering of good relations between persons who share a relevant protected characteristic and person who do not share it; which applies to people from the protected equality groups.

Human Rights: All planning applications are considered against the provisions of the Human Rights Act 1998.

Under Article 6 the applicants (and those third parties who have made representations) have the right to a fair hearing and to this end full consideration will be given to their comments.

Article 8 and Protocol 1 of the First Article confer a right to respect private and family life and a right to the protection of property, ie peaceful enjoyment of one's possessions which could include a person's home, and other land and business assets.

In taking account of the Council policy as set out in the Bury Unitary Development Plan 1997 and all material planning considerations, it is concluded on balance that the rights conferred upon the applicant/ objectors/ residents/ other interested party by Article 8 and Article 1 of the First Protocol may be interfered with, since such interference is in accordance with the law and is justified in the public interest. Any restriction of these rights posed by refusal/ approval of the application is legitimate since it is proportionate to the wider benefits of such a decision, is based upon the merits of the proposal, and falls within the margin of discretion afforded to the Council under the Town & Country Planning Acts.

The Crime and Disorder Act 1998 imposes (without prejudice to any other obligation imposed on it) a duty upon the Council to exercise its functions and have due regard to the likely effect of the exercise of its functions on, and the need to do all that it reasonably can to prevent crime and disorder in its area. In so doing and on making planning decisions under the Town and Country Planning Acts, the material Planning considerations shall have due regard to the provisions of the Crime and Disorder Act 1998 and its implications in the exercise of its functions.

The main considerations of this application are the impact of the proposal on visual and residential amenity.

Visual Amenity -

SPD 6 and UDP Policy H2/3 seek to achieve a high standard of design that compliments the original building, and does not have a detrimental impact on the character and appearance of neighbouring properties and the general street scene.

The air source heat pump would be a relatively small addition to the side elevation of the house. It would be set back from the front elevation by around 1600mm. As such it would not be considered to be a prominent feature on the house and it would not cause any significant harm to the character of the existing streetscene. The design of the proposal is considered acceptable in this location.

Given the above the proposal conforms to Bury UDP Policy H2/3 - Extensions and

Alterations and the guidance in Supplementary Planning Document 6 – Alterations and Extensions to Residential Properties in terms of visual amenity, and Places for Everyone Joint Development Plan listed.

Residential Amenity -

The air source heat pump provider has advised that the noise output from the pump would be 41.16 decibels. This would be 0.16 above what would be considered to be Permitted Development. The pump would be located on the side elevation of the house facing no.1 Richmond Close which does not have any habitable room windows to the side elevation.

The separation distances to properties at the front and rear of the site would be more than sufficient and with regards to properties at the rear of the site the existing dwelling on site would also alleviate any noise concerns from neighbours to the rear of the site.

Taking this into account and that there are two driveways separating the application property and no.1 Richmond Close any impact due to noise from the pump would be minimal and it is considered that it would not cause any significant detrimental impact in terms of residential amenity.

The proposal conforms to UDP Policy H2/3 - Extensions and Alterations and the requirements of Supplementary Planning Document 6 – Alterations and Extensions to Residential Properties in terms of separation distance to the surrounding properties.

Response to neighbour comment -

The concerns of the neighbour have been addressed in the report above. An email was also sent to the neighbour on 19/02/2025 advising them what the noise output level would be .

Statement in accordance with Article 35(2) Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2015

The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively and positively to issue the decision without delay. The Local Planning Authority has therefore implemented the requirement in Paragraph 38 of the National Planning Policy Framework.

Recommendation: Approve with Conditions

Conditions and Reasons:

- 1 The development must be begun not later than three years beginning with the date of this permission.
Reason. Required to be imposed by Section 91 Town & Country Planning Act 1990.
- 2 This decision relates to drawings numbered 01, 02, 03 and 04 and the development shall not be carried out except in accordance with the drawings hereby approved.
Reason. For the avoidance of doubt and to ensure a satisfactory standard of design pursuant to the policies of the Bury UDP Policy H2/3 - Extensions and Alterations and the guidance in Supplementary Planning Document 6 – Alterations and Extensions to Residential Properties in terms of visual amenity, and Places for Everyone Joint Development Plan listed.

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
AU - 25/02/2025		DM - 03/03/2025	

