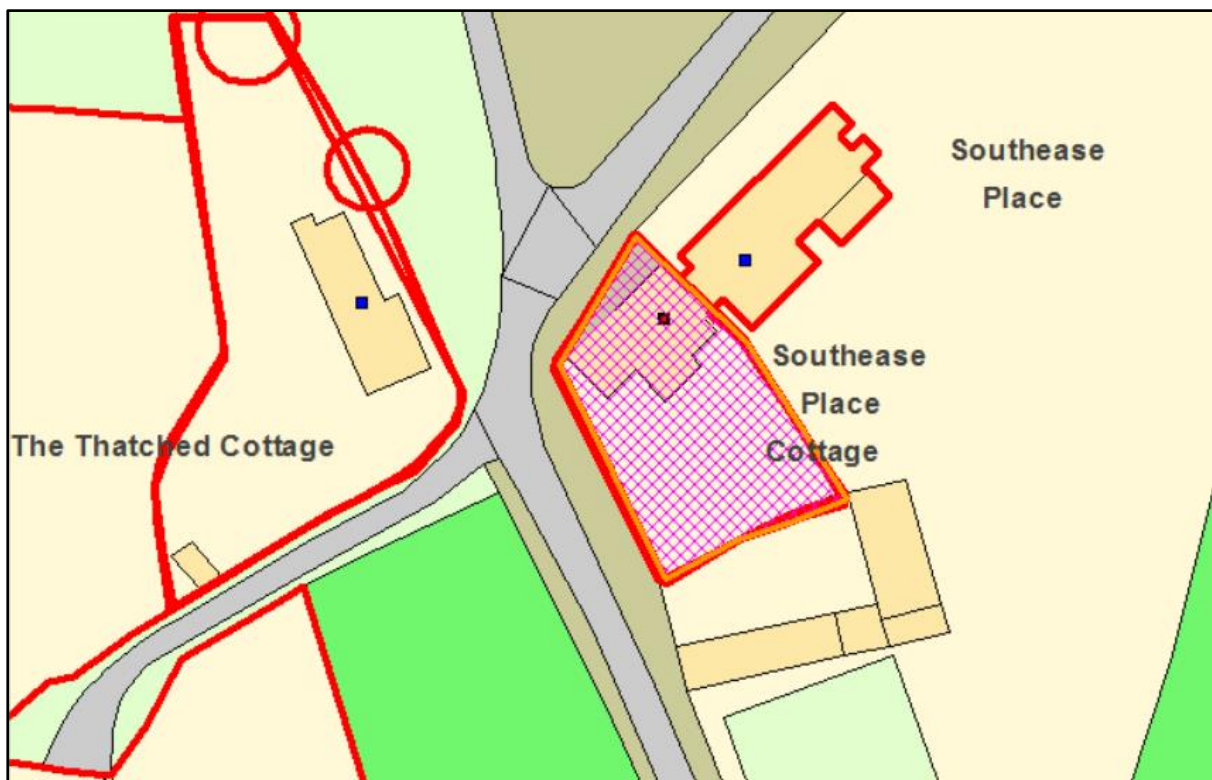


Report to: Planning Applications Committee
Date: 11th October 2023
Application No: SDNP/23/02859/HOUS & SDNP/23/02684/LIS
Location: Southease Place Cottage, Church Lane, Southease, East Sussex, BN7 3HX
Proposal: S73a retrospective application for addition of freestanding air source heat pump to side of property.
Applicant: Mr G Williams c/o Stephen Langer Associates Ltd
Ward: Kingston
Recommendation:
1. Subject to the content/findings of an independent acoustic report then the application be delegated to the Head of Planning to grant planning permission and Listed Building Consent subject to the conditions set out below.
Contact Officer: **Name:** Larissa Brooks
E-mail: larissa.brooks@lewes-eastbourne.gov.uk

Site Location Plan:



1	Executive Summary
1.1	An Air Source Heat Pump (ASHP) has been installed on the southwest elevation of the property and this application seeks planning approval retrospectively.
1.2	The ASHP complies with the MCS Planning Standards, thus, if it was not within the curtilage of a listed building, it could be installed without planning permission under Schedule 2, Part 14, Class G of the GDPO.
1.3	The Design and Conservation Officer has no objections to the proposal.
1.4	A neighbour has complained of excessive noise being emitted from the ASHP, so, although not strictly necessary, your Officer deems it pertinent to address the complaints within this application.
1.5	Approval is recommended subject to conditions.
2.	Relevant Planning Policies
2.1	<u>National Planning Policy Framework</u> 2. Achieving sustainable development 4. Decision making 12. Achieving well-designed places 16. Conserving and enhancing the historic environment
2.2	<u>South Downs Local Plan 2019</u> Core Policy SD1 - Sustainable Development Core Policy SD2 - Ecosystems Services Strategic Policy SD5 - Design Strategic Policy SD7 – Relative Tranquillity Strategic Policy SD12 – Historic Environment Development Management Policy SD13 – Listed Buildings Development Management Policy SD15 – Conservation Areas Development Management Policy SD51 – Renewable Energy

3.	Site Description
3.1	The site is a two-storey cottage located south of Southease Village, opposite a small village green and Church of St Peter.
3.2	The property is within the curtilage of the Grade II listed Southease Place, as well as being within the Southease Conservation Area and South Downs National Park.

4.	Proposed Development
4.1	<p>The application seeks planning permission retrospectively for the installation of an ASHP. The unit is 86x85x34cm (HxWxD).</p> <p>The ASHP (brand name Aerona) is mounted on a concrete base with rubber damped feet. The heat pump is on the southwest elevation of the cottage, located 2150mm from the flint wall perimeter wall at the nearest point.</p>
5.	Relevant Planning History:
5.1	SDNP/20/02270/HOUS - Infill extension, replacement side lobby, removal of existing dormer window, two new dormer windows, three new roof lights, replace garage door with a new window and roof space conversion (Approved)
6.	Consultations:
6.1	Lewes Town Council No comment received.
7.	Other Representations:
7.1	<p>One representation received from resident of The Thatched Cottage, in objection to the application for the reasons summarised as follows:</p> <ul style="list-style-type: none"> • Lack of information and no evidence that the ASHP is sustainable) • Excessive noise
8.	Appraisal:
8.1	<p>The development requires planning permission and listed building consent as the host property is a listed building.</p> <p>Therefore, the main considerations for this application are:</p> <ul style="list-style-type: none"> - Impact on the listed building - Impact on neighbour amenity
8.2	<p><u>Impact on the listed building</u></p> <p>The Design and Conservation Officer was consulted and had no objection to the installation of the ASHP due to its positioning behind a 180cm flint wall and a line of 7m tall mature trees, meaning the ASHP is not easily visible from the public realm.</p>

	<p>The visual impacts of the development would be further mitigated by the installation of acoustic housing.</p> <p>The applicant contends that the siting of the machinery has been chosen to mitigate the visual intrusion of the development.</p>
8.3	<p><u>Impact on neighbour amenity</u></p> <p>The neighbour representation states that the noise is a nuisance, and this has caused conflict between the neighbours.</p> <p>The applicant property and its neighbours are located in an area where background noise is low and therefore for them the noise impacts of this development are more acutely felt.</p> <p>Members should be aware that in terms of noise disturbance it is not necessarily the noise at the host property that is the issue but the noise levels as a sensitive receptor. In this case these sensitive receptors would be windows to habitable rooms within neighbouring residential properties.</p> <p>It is therefore recommended that condition (s) are imposed to have the applicant install a timber cladded acoustic enclosure for the ASHP and that this enclosure should reduce the noise impacts to these sensitive receptors.</p> <p>The Design and Conservation Officer is agreeable to these condition (s), and it is thought this will further soften any visual impact the ASHP has on the listed building and its setting.</p>
8.5	<p><u>Human Rights Implications:</u></p> <p>The impacts of the proposal have been assessed as part of the application process. Consultation with the community has been undertaken and the impact on local people is set out above. The human rights considerations have been considered fully in balancing the planning issues; and furthermore, the proposals will not result in any breach of the Equalities Act 2010.</p>

9.	Recommendations
9.1	<p>Subject to the content/findings of an independent acoustic report then the application be delegated to the Head of Planning to grant planning permission and listed building consent subject to the conditions set out below.</p>

10.	Conditions:
10.1	<p>Approved Plans</p> <p>The development hereby permitted shall be carried out in accordance with the plans listed below under the heading "Plans Referred to in Consideration of this Application".</p> <p>Reason: For the avoidance of doubt and in the interests of proper planning.</p>
10.2	<p>Removal of ASHP</p> <p>The air source heat pump must be removed when it is at the end of operational life.</p> <p>Reason: In the interests of preserving the character and appearance of the listed building and its setting.</p>
10.3	<p>Timber Cladded Acoustic Enclosure</p> <p>If deemed necessary by the Acoustic Report within two months from the date of this decision the air source heat pump shall be housed in a timber cladded acoustic enclosure, details of which shall be submitted to and approved by the Local Planning Authority. The cladding shall not be varnished and shall be either left to weather or stained black.</p> <p>Reason: In the interests of neighbouring amenity and to preserve the character and appearance of the listed building and its setting.</p>
10.4	<p>Plant Noise:</p> <p>The measures approved 10.3 (Timber Cladded Acoustic Enclosure) shall demonstrate that noise from all plant and machinery associated with the Air Source Heat Pump shall at all times remain at least 5dB(A) below background levels (or a threshold agreed by the Local Planning Authority) when measured at any nearby sensitive location, such as residential habitable room windows.</p> <p>Reason: To ensure that occupiers of nearby residential properties do not suffer a loss of amenity by reason of noise nuisance from equipment and machinery.</p>

11.	Plans:
11.1	This decision relates solely to the following plans:

<u>Plan Type</u>	<u>Date Received</u>	<u>Reference:</u>

	APPLICATION DOCUMENTS	07.07.2023	AIR SOURCE HEAT PUMP NOISE LEVEL CALCULATION FORM
	PLANS	07.07.2023	PLANS AND ELEVATIONS
	APPLICATION DOCUMENTS	07.07.2023	GRANT HEAT PUMP COMMISSION CERTIFICATE
	PLANS	07.07.2023	SITE LOCATION AND BLOCK PLAN

12.	Appendices
12.1	None.

13.	Background Papers
13.1	None.