

29 May 2024



Reading
Borough Council
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Title	PLANNING APPLICATION REPORT
Ward	Park
Planning Application Reference:	240179/HOU
Site Address:	69 Coventry Road, Reading, RG1 3ND
Proposed Development	Installation of air source heat pump to the rear of property.
Applicant	Robert White
Report author	Chukwudi Onwudinanti
Deadline:	29/05/2024 (extended from 29/4/2024)
Recommendations	Grant planning permission, subject to conditions as follows:
Conditions	<ol style="list-style-type: none">1. Approved Plans2. Noise Levels of Plant/Equipment Restricted to 42db
Informatives	<ol style="list-style-type: none">1. Terms2. Building Control3. Positive and proactive - approval

1. Executive summary

This report explains the application for the installation of 1 nos Air Source Heat Pump (ASHP) unit to the rear of the property.

2. Introduction and site description

- 2.1. The application is referred to Committee as the applicant is a Councillor.
- 2.2. The application site is a mid-terrace two storey dwelling on the northern side of Coventry Road with the road lined up on both sides by a long line of terraces.
- 2.3. The surrounding area is predominately residential, with the road bounded on the eastern side by Liverpool Road and on the western side by Cholmley Road.
- 2.4. The ASHP is to be installed at the rear of the property, approximately 2m from both side boundaries with the adjoining properties.



Site location

3. The Proposal

- 3.1. Planning permission is sought for the installation of ASHP Model EDLA-E 4/6/8 kw with dimensions: 1.25m by .77m by .36m.
- 3.2. Submitted plans and documentation:
Location Plan dated 11/02/2024 received 12/02/2024.
Block Plan dated 11/02/2024 received 12/02/2024.
Site Photos and Equipment Specification received 12/02/2024.

4. Planning history

- 4.1. No relevant planning history.

5. Consultations

- 5.1. Non-Statutory
 - RBC Environmental Protection – Standing Advice Regarding MCS Noise Assessment Calculations
- 5.2. Public
 - A site notice was erected on site.

6. Legal context

- 6.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise. Material considerations include relevant policies in the National Planning Policy framework (NPPF) - among them the 'presumption in favour of sustainable development'. However, the NPPF does not change the statutory status of the development plan as the starting point for decision making (NPPF paragraph 12).
- 6.2. In this regard, the NPPF states that due weight should be given to the adopted policies of the Local Plan 2019 according to their degree of consistency with the NPPF (the closer the policies in the plan to the policies in the NPPF, the greater the weight that may be given).

- 6.3. Accordingly, the latest NPPF and the following development plan policies and supplementary planning guidance are relevant:

Reading Borough Local Plan 2019

Policies:

- CC1 Presumption in Favour of Sustainable Development
- CC3 Adaptation to Climate Change
- CC7 Design and the Public Realm
- CC8 Safeguarding Amenity
- EN17 Noise Generating Equipment

Supplementary Planning Documents:

Sustainable Design and Construction SPD 2019

7. **Appraisal**

The main considerations are:

I Principle of development

II Design and appearance

III Amenity and noise implications

I) **Principle of development**

- 7.1 Reading Borough Council is committed to working towards achieving a carbon neutral Reading by 2030. Paragraph 5.1.15 of the Local Plan states that ASHPs should be considered in the first instance as these methods are less carbon intensive. Therefore the principle of the proposed development is considered acceptable and in accordance with Policies CC3 of the Reading Borough Local Plan 2019.

II) **Design and appearance**

- 7.2 The ASHP unit would be placed at the rear of the dwelling, approximately 3m from both properties adjoining the dwelling on either side. Overall, the unit is not considered to cause any harm to the appearance of the property nor the wider street scene, as the unit would be wholly installed at the rear.

III. **Amenity and noise implications**

- 7.3 Due to the limited number and scale of the unit, the Environmental Health team standard advice was relied on. Therefore, MCS Noise Assessment was requested and submitted by the agent. This was calculated to be within the 42db that would be allowed under Permitted Development Rights. A condition is recommended to ensure that the unit is maintained so that the level of noise remains as calculated.

8. **Equality implications**

Under the Equality Act 2010, Section 149, a public authority must, in the exercise of its functions, have due regard to the need to—

- eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
- advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
- foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

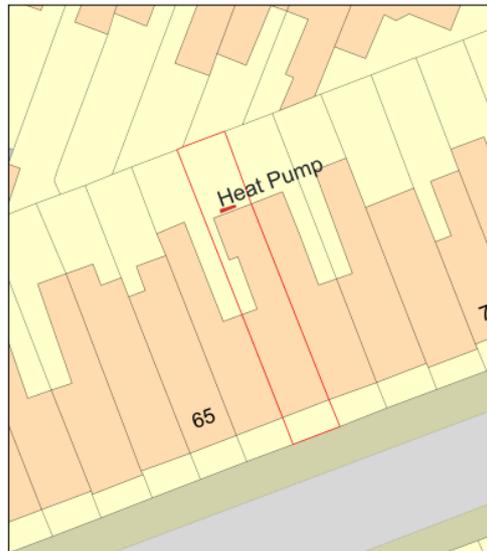
The key equalities protected characteristics include age, disability, sex, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sexual orientation. It is considered that there is no indication or evidence that the

protected groups have or will have different needs, experiences, issues, and priorities in relation to this application.

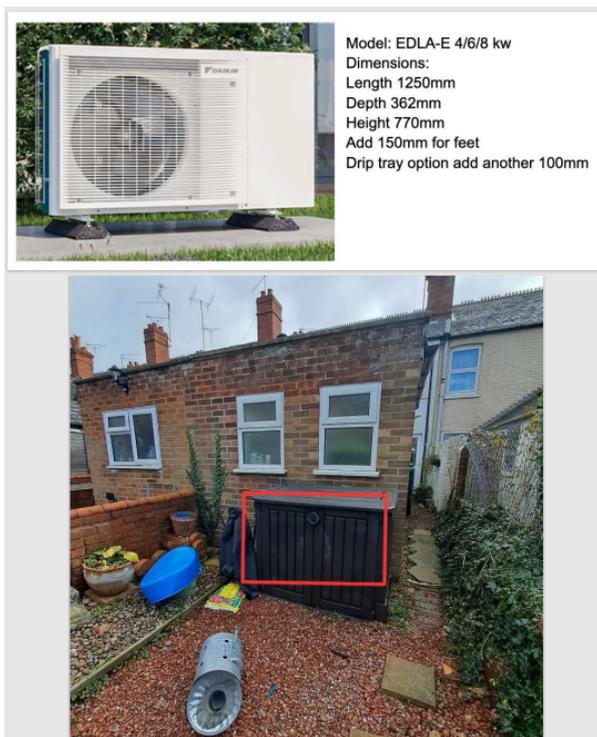
9 Conclusion

- 9.1 The application is required to be determined in accordance with the development plan unless material considerations indicate otherwise, as per Section 38(6) of the Planning and Compulsory Purchase Act 2004.
- 9.2 Officers consider that the proposed works are acceptable due to the minimal impact of the installed units on the character of the property and the street, and the minimal amenity impacts on the residents in neighbouring properties.
- 9.3 As such, this application is recommended for approval for Planning Permission subject to the recommended conditions.

Plans



Block Plan



Site Photos and Equipment Specifications