

**Item Number:** 7  
**Application No:** 15/00438/HOUSE  
**Parish:** Huttons Ambo Parish Council  
**Appn. Type:** Householder Application  
**Applicant:** Mr Gary Goodman  
**Proposal:** Installation of air source heat pump to east elevation  
**Location:** 4 Station Cottages Water Lane Low Hutton Malton YO60 7HQ

**Registration Date:**  
**8/13 Wk Expiry Date:** 9 June 2015  
**Overall Expiry Date:** 21 May 2015  
**Case Officer:** Rachel May **Ext:** 329

#### **CONSULTATIONS:**

**Parish Council** No views received to date  
**Environmental Health Officer** No objection

**Neighbour responses:** Mr Paul McManus, Mr Michael Sessions,

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#### **SITE:**

Number 4 and Number 4a form the application site. A private footpath runs from Water Lane, in front of the cottages to serve Station House and Numbers One to Six Station Cottages.

The site is outside the designated Development Limits of Huttons Ambo and adjacent to a public footpath. In addition, the application site lies within the Area of Outstanding Natural Beauty, and adjacent to an SSSI.

#### **PROPOSAL:**

Planning permission is sought to install an air source heat pump to the east (front) elevation of the dwellinghouse. The proposed white 15Kw Vaillant Air Source Heat Pump will measure approximately 1.1 metres in width, 1.38 metres in height and 0.5 metres in depth.

#### **POLICY:**

##### National Policy Guidance

NPPF - National Planning Policy Framework

##### Ryedale Plan - Local Plan Strategy

Policy SP13 - Landscapes

Policy SP16 - Design

Policy SP18 - Renewable and Low Carbon Energy

Policy SP19 - Presumption in Favour of Sustainable Development

Policy SP20 - Generic Development Management Issues

#### **HISTORY:**

There is no planning history relevant to this application.

## APPRAISAL:

The main considerations when assessing the application are;

- a. Character and Form
- b. Impact upon the Howardian Hills Area of Outstanding Natural Beauty
- c. Impact upon the Neighbouring Amenity

### a. Character and Form

The proposed 15Kw Vaillant Air Source Heat Pump will measure approximately 1.1 metres in width, 1.38 metres in height and 0.5 metres in depth, and is proposed to be positioned on the east (front) elevation of the dwelling.

The proposed unit will replace the existing plastic green shed, which is of no particular architectural merit. The air source heat pump has a utilitarian appearance. However, the unit is smaller than the existing plastic shed and therefore on balance, is considered to be acceptable in terms of its visual impact..

Alternative locations have been discussed throughout the course of the application. However, the applicant has been advised by the supplier, Solarwall, that the proposed location is the most appropriate place to install the unit.

It should also be noted that Schedule Two, Part 14 Renewable Energy, Class G of the Town and Country Planning (General Permitted Development) Order, 2015 states that the installation of an air source heat pump is 'permitted development', subject to various conditions being satisfied. One condition states that the volume of the outdoor compressor unit needs to be less than 0.6 cubic metres. In this case, the volume of the outdoor compressor unit is 0.7 cubic metres in volume and therefore this particular unit requires permission.

Nevertheless, the unit proposed is only fractionally larger than an air source heat pump that could be installed under 'permitted development' as specified in the Government regulations.

### b. Impact upon the Howardian Hills Area of Outstanding Natural Beauty

Policy SP13 Landscapes of the adopted Ryedale Plan - Local Plan Strategy states that the natural beauty and scenic qualities of the Howardian Hills Area of Outstanding Natural Beauty will be conserved and enhanced and the impact of the proposal on the Area of Outstanding Natural Beauty will be carefully considered. Proposals will only be supported when it is considered they do not detract from the natural beauty and special qualities of these nationally protected landscapes and their settings.

Whilst it is acknowledged that the proposed air source heat pump is of no particular architectural merit, it is considered that the application site is in a relatively screened location, with very limited public vantage points. Therefore the development will not have a detrimental impact upon the Howardian Hills Area of Outstanding Natural Beauty.

### c. Impact upon the Neighbouring Amenity

Two letters of objection have been received from the occupiers of 'The Old Station' and 'Water Meadows 6 Station Cottages', raising the following points;

- The pump will have an 'industrial' look, and will not enhance the rural aspect of the path to the houses of Station Cottages, which are within the Area of Outstanding Natural Beauty;
- The unit will be in very close proximity to the front boundary;
- An alternative location could be agreed;

- The owner that bears liability for the private footpath in front of the cottages does not want cold air blowing across the private path as this would be unpleasant;
- The installation of the pump could potentially result in neighbouring disputes, in terms of noise and operation of the pump.

The relevant material planning considerations outlined above have been considered as part of the appraisal.

The Environmental Health Officer (EHO) was consulted in respect of the potential noise levels, emanating from the unit, and additional information was requested from 'Solarwall' to fully assess the noise implications.

Upon receiving the additional information, the Council's EHO considers that providing the closest neighbouring window was more than ten metres away, the level of noise would not have a material adverse impact upon the existing amenity of the occupiers of the neighbouring properties. The closest neighbouring window serves a toilet at '5 Station Cottages', which is 15.5 metres away. The Environmental Health Officer therefore has no objections to the proposal and as such it is considered that noise impact is not a sufficient reason to warrant refusal.

It is considered the proposal will not have any other material adverse impacts upon the neighbouring properties in terms of creating an overbearing presence and loss of light.

In light of the above assessment, it is considered that the proposal is acceptable and complies with Policies SP13 (Landscapes), SP16 (Design), SP18 (Renewable and Low Carbon Energy), SP19 (Presumption in Favour of Sustainable Development) and SP20 (Generic Development Management Issues) of the adopted Ryedale Plan - Local Plan Strategy and the National Planning Policy Framework. Therefore the recommendation is one of conditional approval.

**RECOMMENDATION: Approval**

1 The development hereby permitted shall be begun on or before .

Reason:- To ensure compliance with Section 51 of the Planning and Compulsory Purchase Act 2004

2 Notwithstanding the submitted details, the manufacturer and model hereby approved shall be a aroTHERM heat pump 15kW, unless otherwise agreed in writing to the Local Planning Authority.

Reason:- In the interest of the visual amenity of the area, and satisfy the requirements of Policies SP12, SP16 and SP20 of the Ryedale Plan - Local Plan Strategy.

3 The development hereby permitted shall be carried out in accordance with the following approved plan(s):

Site Location Plan, Proposed Block Plan and Elevations (as scanned 28/04/2015)

Reason: For the avoidance of doubt and in the interests of proper planning.

**Background Papers:**

Adopted Ryedale Local Plan 2002  
 Local Plan Strategy 2013  
 National Planning Policy Framework  
 Responses from consultees and interested parties