

48/18/0014

MR M ELLIS

**Installation of a heat pump unit for central heating on garage roof (retention of works already undertaken) at Glenrose, 89 Greenway, Monkton Heathfield**

Location: GLENROSE, 89 GREENWAY, MONKTON HEATHFIELD, TAUNTON,  
TA2 8NH

Grid Reference: 325420.127453

Full Planning Permission

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## **Recommendation**

**Recommended decision: Conditional Approval**

### **Recommended Conditions (if applicable)**

1. The development hereby permitted shall be begun within three years of the date of this permission.

Reason: In accordance with the provisions of Section 91 Town and Country Planning Act 1990 (as amended by Section 51(1) of the Planning and Compulsory Purchase Act 2004).

2. The external finishes of the works hereby permitted shall match in material, colour, style, type, size, pointing, coursing, jointing, profile and texture those of the existing building.

Reason: To safeguard the character and appearance of the building.

3. As per the email dated 11/07/2018 foam shall be inserted between the rafters of the roof used to shield the unit within one month of the date of this permission

Reason: To safeguard the amenity of the neighbouring properties.

### **Notes to Applicant**

1. In accordance with paragraphs 186 and 187 of the National Planning Policy Framework the Council has worked in a positive and pro-active way with the applicant and has negotiated amendments to the application to enable the grant of planning permission.

## Proposal

Permission is sought for the installation of a heat pump unit for central heating on the garage roof (retention of works already undertaken).

Amended plans submitted by the applicant show the heat pump to be screened by interlocking tiles to form a false roof. This was proposed by the applicant to form a screen from the neighbouring properties and the highway as well as to buffer and to reduce the noise impact.

This application was considered by the planning committee in June 2018 where members deferred the decision to see if the applicant could relocate the device and/or provide mitigation measures, including a noise assessment.

To date no noise assessment has been submitted by the applicant and the heat pump remains in place, albeit with the proposed screen now erected.

## Site Description

Glenrose is a detached brick built bungalow with a flat roofed garage. The central heating unit is situated on the flat roofed garage.

## Relevant Planning History

No relevant planning history.

## Consultation Responses

*WEST MONKTON PARISH COUNCIL* - The street scene is affected by the installation. It is suggested that the heat pump unit is turned through an appropriate degree (applicant suggested 30 degrees) to diminish the sound and direct it into the trees. The Parish Council recommends that acoustic louvres are fitted around the heat pump unit to reduce the sound and to turn the heat pump through 90 degrees which would not reduce air flow, but would reduce the impact on the street scene. The Parish Council would support the written recommendation from the TDBC Environmental Health Officer who attended the property.

## Representations Received

8 letters of objection making the following comments (summarised):

- Emits a constant noise
- industrial appearance
- the impact on wildlife
- effect on the streetscene
- Elevated position dominates the neighbours

## Planning Policy Context

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications are determined in accordance with the development plan unless material considerations indicate otherwise.

The development plan for Taunton Deane comprises the Taunton Deane Core Strategy (2012), the Taunton Site Allocations and Development Management Plan (2016), the Taunton Town Centre Area Action Plan (2008), Somerset Minerals Local Plan (2015), and Somerset Waste Core Strategy (2013).

Relevant policies of the development plan are listed below.

DM1 - General requirements,  
D5 - Extensions to dwellings,

## Determining issues and considerations

The main consideration in determine this application is the impact upon the neighbouring properties.

The application was deferred to see if the heat pump could be relocated to an alternative location which may not require planning permission and be classed as permitted development.

For the installation of an air source heat pump to be considered permitted development the noise levels should be 48 dB as stated by the MSC Planning Standards. The noise levels generated by the installed heat pump is 62 dB, the proposal would therefore not be considered permitted development regardless of location. The noise generated from the pump is lower than the noise generated by a dishwasher or a running shower, however it is noted that the pump would be on continuously.

Environmental Health have closed their case as they have considered the noise to not be a statutory nuisance.

Discussions were had with the applicant about the possibility of relocating the unit, this was considered an unviable option. Therefore in an email dated 11th July 2018 the applicant has proposed to inset foam between the rafters of the roof screen to further absorb any noise.

At the time of writing the applicant has not submitted a noise assessment it is therefore being presented to committee for further consideration.

It was originally recommended for approval and at that time, the proposal included the erection of a visual screen. That screen has now been erected and therefore members will be able to make a decision as to whether this mitigates the visual harm of the heat pump.

The original officer recommendation remains, albeit with an addition condition

proposed that would ensure that foam material is inserted between the rafters of the screen.

In preparing this report the planning officer has considered fully the implications and requirements of the Human Rights Act 1998.

**Contact Officer: Briony Waterman**