

Planning

Growth & Development

Delegated officer report for planning application

Application no. 142139/FH/2025
Date registered valid: 12 February 2025
Proposal: Installation of air source heat pump to rear of property.
Address: 27 Mawson Road, Manchester, M13 9HG
Ward(s): Ardwick Ward

Applicant: Eddie Lenfield
Agent (if any):
Case officer: Jake Walther
Tel: 0161 234 1632
Email: jake.walther@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 08/04/2025

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 02/04/2025

Standard consultations:

Printed: 18 February 2025 Expired: 11 March 2025

Neighbour notifications

Printed: 18 February 2025 Expired: 11 March 2025

Site notice

No site notice has been produced

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The application relates to a 3-storey semidetached class C3 dwellinghouse. The property features hardstanding for parking, a garage, a garden and single storey outrigger to the rear. The property is built with light orange brick and white render and features Juliet balconies on first and second floors.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The area is predominantly residential in terms of its character, with a number of different housing types from terraced, semidetached, detached and low-rise apartment blocks. The site is in close proximity to the city centre and Oxford Road corridor.

Description of development

The applicant is seeking permission for the installation of an Air Source Heat Pump (ASHP) to the rear garden.

Consultations & Notification Responses

Neighbours, as per Appendix 1 – No comments or objections received.

Environmental Health – No objection to the proposal subject to the standard (NSE6) prior to use acoustics condition being attached to any permission.

Policy

Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan, but certain policies are still considered of relevance:

- Policy D26: Development and noise

The Manchester Core Strategy Development Plan Document (2012-2027)

The 'Core Strategy was adopted by the City Council on the 11th July 2012.

- Policy DM1: Development management
- Policy SP1: Spatial principles
- Policy EN4: Reducing CO2 emissions by enabling low and zero carbon development

The National Planning Policy Framework (NPPF, 2024)

- Chapter 2: Achieving sustainable development
- Chapter 8: Promoting healthy and safe communities
- Chapter 12: Achieving well-designed places

Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (April, 2007)

- Chapter 4: Environmental standards

Places for Everyone Plan (2022 - 2039)

- JP-S1: Sustainable Development
- JP-P1 Sustainable Places

For reasons to be outlined below, it is considered that the proposal does not conflict with the principles of these policy documents.

Principle

The principle of retrofitting a residential dwellinghouse through the installation of a ground level air source heat pump, is generally acceptable where there is no overriding unduly harmful impact upon either the character and use of the property or upon the visual and residential amenity of neighbouring occupiers.

In this instance the principle of the proposal is considered acceptable as it is not believed that there are factors of sufficient weight in terms of residential amenity and potential noise disturbance that would warrant the refusal of this application.

On balance, the proposal is deemed not to conflict with saved policy DC26 of the UDP, and policies DM1, and SP1, of the Core Strategy.

Sustainability and Carbon Emissions Reduction

The proposal would generate and lead to an increased reliance on green / renewable energy for use by the application property, thus according with policy EN4 of the Core Strategy and chapter 2 of the NPPF, by reducing the building's carbon footprint and emissions.

Appearance and Visual Amenity

The proposed ASHP would be sited within the confines of the rear garden located between the side of the single storey outrigger and the rear wall of the host dwelling house, retaining a gap to the site boundary measuring approximately 4.1m to no.25, its placement adjacent to the rear outrigger would act as a sound buffer to the adjoining no.29.

The ASHP would be the Daikin EDLA-E model and would feature the following dimensions: 770mm in height, 362mm in depth and 1250mm in width.

The proposal would not be visible from a public highway or footpath and, as such, would not form a visual feature within the street scene or public realm. Thus, the proposal would have a no impact upon the visual amenity of the area and would not cause any harm to the character and appearance of the host dwellinghouse, in accordance with policies SP1 and DM1 of the Core Strategy.

Residential Amenity

Given that the proposal represents a relatively minor addition to the property in terms of its scale and mass and would maintain considerable gaps to the property's shared boundaries, it is understood that the ASHP should not give rise to issues associated with overshadowing, loss of light, loss of outlook, and loss of privacy, nor should it introduce a visually overbearing feature within the locale.

The proposal is therefore considered acceptable as it is believed to have a minimal impact upon the residential amenity of the area, in accordance with policies SP1 and DM1 of the Core Strategy.

Noise

The proposal would exceed the permitted development noise limit (of 42dB) (A), with the proposed unit having a stated sound level of 44dBA. As the adjoining and neighbouring properties are within 4m of the proposed ASHP consideration must be given to the proposals potential to cause noise pollution to these properties. It is noted that the window which is in closest proximity is that of a living room and not a bedroom. As per Environmental Health's feedback, a pre-use condition has been attached to the decision notice to ensure a noise impact survey is carried out and approved by the City Council to ensure the noise of the units does not create levels of harm for neighbouring properties.

Conclusion

Given the above issues, it is considered that the proposal is acceptable in terms of its principle, appearance, and impact upon existing levels of visual and residential amenity, and sustainability as it broadly complies with policies SP1, DM1 and EN4 of the Core Strategy, chapters 2, 8 and 12 of the NPPF and chapter 4 of the Guide to Development in Manchester.

Other Legislative Requirements

Equality Act 2010

Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

Human Rights Act 1998 considerations

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved policies of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and

owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approve

Article 35 Declaration

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. No significant problems have arisen during the consideration of this application and the application has been determined in a timely manner, in accordance with the policies with the Development Plan.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

1. 3 Year Time Limit:

The development must be begun not later than the expiration of three years beginning with the date of permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Act Planning Act 1990.

2. Specified Plans:

The development hereby approved shall be carried out in accordance with the documents labelled:

- Proposed Site Plan – Stamped as received by the City Council as Local Planning Authority on the 12th of February 2025.
- Location Plan - Stamped as received by the City Council as Local Planning Authority on the 12th of February 2025.
- Supporting information (Product Specifications) - Stamped as received by the City Council as Local Planning Authority on the 12th of February 2025.

Reason - To ensure the development is carried out in accordance with the approved plans, pursuant to Policies SP1 and DM1 of the Core Strategy.

3. Acoustics:

a) Externally mounted ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location. Prior to first of the use of the equipment to be installed, a scheme shall be submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the site. The scheme shall be implemented in full before the use commences or as otherwise agreed in writing by the City Council as local planning authority.

b) Prior to the operation of the approved scheme a verification report shall be submitted to and approved in writing by the City Council as local planning authority to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved scheme. The report shall also undertake post completion testing to confirm that the noise criteria have been met. Any instances of non-conformity with the recommendations in

the verification report shall be detailed along with any measures required to be undertaken prior to operation of the scheme to ensure compliance with the agreed noise criteria.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site, pursuant to Policy DM1 in the Manchester Core Strategy and saved UDP Policy DC26.

Appendix 1 – List of consultees & neighbours notified

Environmental Health

6 Arley Moss Road, Manchester, M13 9UW
29 Mawson Road, Manchester, M13 9HG
25 Mawson Road, Manchester, M13 9HG
2 Skerry Close, Manchester, M13 9UD
8 Arley Moss Road, Manchester, M13 9UW

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Area Team Boundary - Name: NORTH AREA