

Planning

Growth & Development

Delegated officer report for planning application

Application no. 139908/FH/2024
Date registered valid: 13 May 2024
Proposal: Installation of an Air Source Heat Pump
Address: 20 Ivy Graham Close, Manchester, M40 3AS
Ward(s): Miles Platting & Newton Heath Ward

Applicant: Ananda Manda
Agent (if any):
Case officer: Ellie Knowles
Tel: 0161 219 6633
Email: ellie.knowles@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 28 June 2024

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 24 May 2024

Standard consultations:

Printed: 20 May 2024 Expired: 11 June 2024

Neighbour notifications

Printed: 20 May 2024 Expired: 11 June 2024

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 two-storey semi-detached C3 dwellinghouse of redbrick and cream render construction, designed with a grey tile dual pitch roof. The property features a driveway to the side and modest tapered rear garden.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

Ivy Graham Close is a residential street situated within the Miles Platting ward of Manchester, consisting of a new build housing estate circa 2013. The wider area is mixed use in character, comprising residential properties set adjacent to light industrial warehouses and commercial properties.

Description of development

The applicant is seeking permission for the installation of an air source heat pump (ASHP) to rear of property.

Consultations & Notification Responses

Local responses

None

Consultee responses

Environmental Health – made no objection to the proposal, requesting that a pre-commencement condition relating to external plant/equipment/servicing be attached to the decision notice.

Relevant Planning History

At the application site – None

History of negotiations

No negotiations were entered into with the agent, given that the scheme was considered policy compliant.

Local Planning Policies

Places for Everyone (2022-2039) – Places for Everyone is a long-term plan of nine Greater Manchester districts for jobs, new homes, and sustainable growth. It has been published by the GMCA on behalf of the nine districts and took effect and became part of the statutory development plan on March 21, 2024.

The PfE Plan and its policies are now a material planning consideration in the determination of planning applications. The PfE Plan and its policies must therefore be given full weight in the planning balance.

Manchester Core Strategy Development Plan Document (2012-2027) - The Core Strategy was adopted on the 11 July 2012 and replaces a large number of policies in Manchester's Unitary Development Plan. Parts of the policies have been superseded by the Places for Everyone Plan.

The Unitary Development Plan (UDP) for the City of Manchester (1995) - The Unitary Development Plan for the City of Manchester was adopted in 1995 and has largely been replaced with the policies contained within the Core Strategy. However, there are a number of policies that are extant.

The relevant **Places for Everyone** policies for this application are as follows:

JP-S1 – Sustainable Development
JP-S2 – Carbon and Energy
JP-S3 – Heat and Energy Networks
JP-P1 – Sustainable Places

The relevant **Core Strategy** policies for this application are as follows:

DM 1 – Development Management
SP 1 – Spatial Principles (partially superseded by PfE)
EN 4 – Reducing CO2 Emissions by Enabling Low and Zero Carbon Development (partially superseded by PfE)

The relevant saved **UDP** policies for this application are:

DC26 – Development and Noise

The relevant supplementary planning guidance documents for this application are:

- The Guide to Development in Manchester SPD

National Planning Policy Framework

The NPPF (2023) sets out broad national policies on themes such as housing, historic environment, town centres, design, climate change and the Green Belt. Central to the broad policy direction contained within the NPPF is the notion of sustainable development; development which effectively balances economic, social and environmental factors. The Local Planning Authority consider the following sections relevant to this proposal.

- Section 4 – Decision-making
- Section 8 – Promoting healthy and safe communities
- Section 12 – Achieving well-designed places
- Section 14 – Meeting the challenge of climate change, flooding and coastal change

Issues

Principle of development:

The principle of retrofitting the property through the installation of a ground level air source heat pump (ASHP) in order to lessen the property's carbon footprint through an increased use of renewable / green energy sources is acceptable given the Council's commitment to reducing the carbon emissions of the city and reaching its net zero-carbon target by 2038. The proposal therefore accords with policies SP1 and EN4 of the Core Strategy, chapter 2 of the NPPF and chapter 4 of the Guide to Development in Manchester. However, consideration must also be given to the proposal's appearance and impact upon visual and residential amenity.

Impact on visual amenity and the streetscene:

The proposed ASHP would be installed within the application property's rear garden, adjacent to the rear elevation of the dwellinghouse. The ASHP would maintain approximately 3.0m from adjacent side boundaries.

The ASHP would be the Daikin Altherma 3 Low Capacity Monobloc (4-6-8 Class) E(B/D)LA04-08EV3 model and would feature the following dimensions: 1.25m in width, 0.77m in height and 0.36m in depth.

Sited at the back of the property, within the confines of the rear garden, the proposal would not be visible from a public highway or footpath and, as such, would not form a prominent visual feature within the street scene or public realm. The proposal should therefore have a minimal effect upon the visual amenity of the area and would cause less than substantial harm to the character and appearance of the host dwellinghouse, in accordance with policies SP1 and DM1 of the Core Strategy.

Impact on 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.

Highways:

The proposed development would not interfere with the existing parking provision on street, as such is considered acceptable in this regard.

Other matters:

Sustainability and carbon emission reduction

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

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, parking, 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

1. 3 Year Time Limit

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

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

2. Specified drawings and documents

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

- 'Proposed plans and elevations', numbered '00', stamped as received by the City Council as Local Planning Authority on the 29/04/2024.
- 'Heat Pump Specification', numbered '00', stamped as received by the City Council as Local Planning Authority on the 07/05/2024.

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. Materials as specified

The materials to be used on the external surfaces of the development hereby permitted shall match those specified on the approved Heat Pump Specification document, stamped as received by the City Council as Local Planning Authority on the 07/05/2024.

Reason - To ensure the appearance of the site to be developed is not adversely affected by the materials to be used in the construction of the development, pursuant to policy DM1 of the Manchester Core Strategy.

4. External plant

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 commencement of the use hereby approved the 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 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 acoustic report. 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 report shall be detailed along with any measures required 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.

Appendix 1 – List of consultees & neighbours notified

Environmental Health

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45 Ivy Graham Close, Manchester, M40 3AS
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8 Ivy Graham Close, Manchester, M40 3AS

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Aircraft Safeguarding Zone - Aircraft Safeguarding - Not Affected
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Area Team Boundary - Name: NORTH AREA