MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	140422/FH/2024
Date registered valid:	2 July 2024
Proposal:	Installation of 1no. heat pump and retention of 1no. heat pump.
Address:	16 Hill Crescent, Manchester, M9 8EX
Ward(s):	Higher Blackley Ward
Applicant:	Mr Keith Searson
Agent (if any):	
Case officer:	Katie Raw Tel: 0161 234 4164 Email: katie.raw@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**23 August 2024**

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 19 July 2024

Standard consultations:
Printed: 9 August 2024 Expired: 31 August 2024

Neighbour notifications
Printed: 9 August 2024 Expired: 16 August 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

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of area

The application site relates to 16 Hill Crescent located within the north Manchester ward of Higher Blackley. The application site relates to a semi-detached, two storey red brick dwellinghouse with hipped roof with extensions to the side and rear (see planning history section of the report for further details). Amenity space to the front of the property consists of a paved driveway and amenity space to the rear takes the form of a grassed garden. The rear garden has a steep change in topography with the rear of the garden sitting at a much lower position than the house.

The surrounding area is residential in context, with the Broughton angling club, accessible from Blackley New Road, sited to the south east of the application site.

Description of development

The submitted application seeks planning permission for the installation of 1no. heat pump and retention of 1no. heat pump.

The heat pump to be installed would be sited on the brick part of the rear elevation of the previously approved extension (see planning history for further details) and would be sited

approximately 6 metres from the shared boundary with no.18 Hill Crescent. The proposed heat pump would have approximate dimensions of Height: 870mm x Length: 1380mm x Depth: 460mm (150mm for feet and 100mm for drip tray). The proposed heat pump would be a Daikin Altherma 3 High Capacity Monobloc and a technical specification was supplied for consideration.

Consent is also sought for the retention of the existing heat pump on the site. At the site visit, the applicant was advised that the heat pump which had been installed approximately 14 months prior, due to the proximity to the shared boundary with no.18 Hill Crescent would have required consent. The heat pump is located approximately 0.7 metres from the shared boundary and is sited on the brick part of the rear elevation of the previously approved extension. The existing heat pump is a Mitsubishi model number: SRC50ZS-W and acts as an air conditioning unit for the property. A technical specification was supplied for consideration.

Negotiations during the course of the Application

The application originally sought consent for the installation of 1no. heat pump. During the site visit, an existing heat pump was evident at the site and the applicant confirmed that it was unauthorised as consent was required due to the proximity to the shared boundary (not considered Permitted Development under Part 14 Class G of the GPDO). The existing heat pump was added to the description of development, to regularise the development through this application. Additional information was supplied from the agent for consideration, the description of development was subsequently changed and neighbours and consultees re-notified accordingly.

Planning History

CDN/21/0745-Discharge of planning condition 5 (Materials) associated with planning permission 130428/FH/2021.
Approved 8 November 2021.

130428/FH/2021-Erection of single storey rear extension to form conservatory.
Approved 28 July 2021.

067527/FH/NORTH1/03-Two storey side and rear extension.
Approved 29 May 2003.

Consultations & Notification Responses

Local Residents

Local residents were consulted and no responses were received.

Environmental Health

Environmental Health were consulted on the application and had no comments regarding the above application - the proposals including noise levels of the heat pump are acceptable.

Conversations took place with the consultee to understand the impact of adding the existing ASHP into the application.

29 July 2024: Environmental Health raised no concerns with the existing ASHP or its inclusion within the current application.

6 August 2024: Environmental Health confirmed a further acoustic report would not be required following the addition of the existing unit to the description of development.

Environmental Health re-notification response 13 August 2024: The consultee confirmed they had no concerns regarding the existing heat pump in terms of noise impacts on nearby residential occupants.

Issues

POLICY

The National Planning Policy Framework (NPPF) (December 2023)

The document sets out the Government's Planning Policies for England and how these are expected to be applied. At the heart of the Framework is a presumption in favour of sustainable development in terms, "For plan-making" and "For decision-taking", (paragraph 11).

Paragraph 8 - Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):
a) an economic objective
b) a social objective
c) an environmental objective

The following specific policies are considered to be particularly relevant to the proposed development:
Chapter 8. Promoting healthy and communities
Chapter 12. Achieving well-designed and beautiful places

The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012.

The Core Strategy is the key document in Manchester's Local Development Framework. It replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development. Of relevance are:
Policy DM1 (Development Management);
Policy SP1 (Spatial Principles);
Policy EN4 (Reducing CO2 Emissions by Enabling Low and Zero Carbon Development);
Policy EN5 (Strategic Areas for low and zero carbon decentralised energy infrastructure);
Policy EN6 (Target Framework for CO2 reductions from low or zero carbon energy supplies);
Policy EN7 (Energy Infrastructure opportunities low and zero carbon decentralised energy schemes);
Policy EN8 (Adaptation to Climate Change).

Unitary Development Plan Saved Policies

Large elements of the UDP have been superseded by the Core Strategy. The following saved policies are of relevance in the consideration of this application:

DC1.1 states that in determining planning applications for extensions to residential properties, the Council will have regard to:
a. The general character of the property;
b. The effect upon the amenity of the neighbouring occupiers;
c. The desirability of enabling people to adapt their houses in appropriate ways to meet changing household needs;
d. The overall appearance of the proposal in the a street scene;
e. The effect of the loss of any on-site car parking.

DC1.2 states that extensions to residential properties will be allowed subject to compliance with other relevant policies of the Plan and the following criteria:
a. They are not excessively large or bulky (for example resulting in structures which are not subservient to original houses or project out too far in front of original buildings);
b. They do not create undue loss of sunlight, daylight or privacy;
c. They are not out of character with the style of development in the area or the surrounding scene by virtue of design, use of materials or construction details.
d. they would not result in the loss of off-street car-parking, in a situation where there is so severe an existing on-street parking problem that unacceptable additional pressures would be created.

DC26.1 states the Council intends to use the development control process to reduce the impact of noise on people living and working in, or visiting, the City. In giving effect to this intention, the Council will consider both: a. the effect of new development proposals which are likely to be generators of noise; and b. the implications of new development being exposed to existing noise sources which are effectively outside planning control.

DC26.2 states new noise sensitive developments (including large scale changes of use of existing land or buildings) such as housing, schools, hospitals, or similar activities, will be permitted subject to their not being in locations which would expose them to high noise levels from existing uses or operations, unless the effects of the noise can realistically be reduced. In giving effect to this policy, the council will take account both of noise exposure at the time of receiving a planning application and of any increase that may reasonably be expected in the foreseeable future.

DC26.4 states where the council believes that an existing noise source might result in an adverse impact upon a proposed new development, or where a new proposal might generate potentially unacceptable levels of noise, it will in either case require the applicant to provide an assessment of the likely impact and of the measures he proposes to deal satisfactorily with it. Such measures might include the following
a) engineering solutions, including reduction of noise at source, improving sound insulation of sensitive buildings or screening by purpose-built barriers
b) layout solutions, including consideration of the distance between the source of the noise and the buildings or land affected by it and screening by natural barriers or other buildings or noncritical rooms within a building; and
c) administrative steps, including limiting the operating times of the noise source, restricting activities allowed on the site or specifying an acceptable noise limit. Any or all these factors will be considered appropriate for inclusion in conditions on any planning permission

DC26.5 states the council will control noise levels by requiring, where necessary, high levels of noise insulation in new development as well as noise barriers where this is appropriate.

Manchester Residential Quality Guidance 2016

Sets out the direction for the delivery of sustainable neighbourhoods of choice where people will want to live and raise the quality of life across Manchester. The delivery of high-quality, flexible housing will be fundamental to ensuring the sustainable growth of Manchester. To achieve the City's target of carbon neutrality by 2050, residential schemes will also need to be forward thinking in terms of incorporating the most appropriate and up to date technologies to significantly reduce emissions. It is therefore essential for applicants to consider and integrate the design principles contained within the draft guidance into all aspects of emerging residential schemes. In this respect, the guidance is relevant to all stages of the development process, including funding negotiations, the planning process, construction and through to operational management. The guidance sets standards for securing high quality and sustainable residential development in Manchester. The document includes standards for internal space within new dwellings and is suitable for applications across all tenures.

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

The following policies are relevant:
JP- S1- Sustainable development
JP- S2- Carbon and Energy
JP-S6- Clean Air

ISSUES

Principle of Development

The submitted application seeks planning permission for the installation of 1no. heat pump and retention of 1no. heat pump. The current heating system would be changed to Air Source Heat. Air Source Heat Pumps operate by absorbing heat from the outside air – heat is absorbed at low temperature into a fluid, which is passed through a compressor to increase the temperature, and then transferred into the heating and hot water circuits of a building. The pumps use electricity to operate, however, the heat output is greater than the electricity input, making them an energy efficient method of heating. The existing heat pump at the property acts as an air conditioning unit for the property.

The proposed ASHP is an efficient heating and cooling system and would contribute to the reduction in CO2 emissions for no.16 Hill Crescent, which would also reduce energy bills.

Visual/ Residential Amenity

The 2no. heat pumps (1no. to be retained and 1no. proposed) would sit on the brick base of the existing conservatory. As such, as this is considered to create a small feature to be incorporated

within the garden at lower ground floor level, and given it is sited against an external wall ,the proposal is not considered give rise to adverse impacts to the applicant's enjoyment of the external space.

As the structures would be sited within the rear garden and due to the steep change in topography at the site whereby the land slopes away from the conservatory and given the existing single storey extension projecting beyond the rear building line of the host property, no opportunities would arise for the structures to be readily visible from the neighbouring properties. As such, the proposal would not cause an adverse feature to the surrounding neighbours when utilising their rear garden.

Although the existing heat pump is sited within 0.7 metres of the shared boundary and so in its own right cannot be considered Permitted Development, given the high timber boundary treatment, it would not be visible from the adjoining neighbour's property.

As both units are sited within the rear private amenity space of the property rather than the front, the proposal would not adversely impact the wider streetscene and surrounding neighbours to the front of the dwellinghouse.

There would not be any residential properties to the rear to be impacted by the proposal.

In the interests of residential amenity, Environmental Health have reviewed the proposed heat pump and the heat pump to be retained and have considered both the individual noise emissions of the units and the cumulative impact. Environmental Health have raised no concerns to having 2 units at the rear of the property and therefore the proposal is not considered to result in an undue noise impact to the applicant or neighbouring properties. As such, the proposal is considered pursuant to policies SP1 and DM1 of the Core Strategy.

Overall, the benefits of carbon reduction from the households is considered to outweigh any harm to visual and residential amenity. It is considered the proposed development is acceptable in terms of the National Planning Policy Framework (NPPF), Manchester's Core Strategy, including policies DM1, EN4, EN5, EN6, EN7 and EN8, saved Unitary Development Plan policies DC1 and DC26, and JP- S1, JP- S2 and JP-S6 of Places for Everyone.

Design and Appearance

The Air Source Heat Pumps are utilitarian in appearance. The structures would not appear incongruous within its setting and would not be visible from surrounding public vantage points. The benefits associated with the proposed air source heat pumps cannot be achieved without the structures and they are sited in the most suitable location within the site.

The proposed heat pump would have approximate dimensions of Height: 870mm x Length: 1380mm x Depth: 460mm (150mm for feet and 100mm for drip tray). The proposed heat pump would be a Daikin Altherma 3 High Capacity Monobloc and a technical specification was sent for consideration. The product chosen is considered to be of an acceptable quality and the measurements ensure the proposal is appropriate in scale and massing. Therefore, the design and appearance is considered pursuant to Policy DM1 of the Core Strategy. The product specification would be conditioned within any approval granted.

The existing heat pump is a Mitsubishi model number: SRC50ZS-W. A technical specification was supplied for consideration. The product chosen is considered to be of an acceptable quality and the size of the structure on site comprises a small feature to the existing part brick

extension, not giving rise to any issues in relation to scale and massing. Therefore, the design and appearance is considered pursuant to Policy DM1 of the Core Strategy.

Sustainability and Carbon Emission Reduction

Pursuant to policies EN4, EN5, EN6, EN7 and EN8, an air source heat pump system can help to lower carbon footprints as it uses a renewable, natural source of heat and cooling - air. The existing heat pump is used for air conditioning purposes. A heat pump also requires a supplementary source of power, usually electricity, to power the heat pump, so there would still be some resulting CO2 emissions. However overall, the proposed method would be a better long term solution than the existing heat source.

Noise

The proposed heat pump and the heat pump to be retained have been reviewed in regard to the individual noise emissions of the units and the cumulative impact. Environmental Health have raised no concerns to having 2 units at the rear of the property in regard to noise generation, and therefore is not considered that the proposed heat pump and retained unit would result in an undue noise impact to the applicant or neighbouring properties. The proposed installations are not considered to give rise to any harmful impacts with regards to noise and disturbance in accordance with policies SP1 and DM1 of the Core Strategy. The technical specification for the proposed heat pump would be conditioned within any approval granted to ensure noise limitations are adhered to.

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 polices 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

The proposal was assessed with regards to policies outlined in the National Planning Policy Framework, Unitary Development Plan Saved Policies, Local Development Framework Core Strategy Development Plan and other material considerations. Officers have worked with the applicant/agent in a positive and proactive manner to overcome issues presented in the form of unauthorised works at the site and appropriate conditions have been placed on the approval granted.

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

1) 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) The development hereby approved shall be carried out in accordance with the following drawings and documents:
-Supporting Information- Proposed Heat Pump- High Capacity Monobloc, stamped as received by the City Council as Local Planning Authority on 2 July 2024.
-Proposed Heat Pump- Clearance, stamped as received by the City Council as Local Planning Authority on 2 July 2024.
-Proposed Heat Pump- Dimensions, stamped as received by the City Council as Local Planning Authority on 2 July 2024.
-Existing Heat Pump Model Information and Noise Calculations, stamped as received by the City Council as Local Planning Authority on 25 July 2024.
-Supporting Information- Mitsubishi Technical Manual for Existing Heat Pump, stamped as received by the City Council as Local Planning Authority on 25 July 2024.
-Drawing- Proposed- East Elevation, stamped as received by the City Council as Local Planning Authority on 7 August 2024.
-Drawing- Site Plan, stamped as received by the City Council as Local Planning Authority on 7 August 2024.
-Drawing- Proposed Floor Plan, stamped as received by the City Council as Local Planning Authority on 7 August 2024.

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

3) The materials to be used throughout the proposal for the proposed heat pump hereby permitted shall be implemented in accordance with the approved details as set out in 'Supporting Information- Proposed Heat Pump- High Capacity Monobloc', specified in Condition 2 of this approval.

Reason- In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with saved policies DC1 of the Unitary Development Plan for the City of

Manchester, SP1 and DM1 of the Manchester Core Strategy and the requirements of the National Planning Policy Framework.

4) The development hereby approved shall be carried out in accordance with the submitted 'Supporting Information- Proposed Heat Pump- High Capacity Monobloc', stamped as received by the City Council as Local Planning Authority on 2 July 2024, in relation to noise levels including noise attenuation measures for the proposed heat pump.

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 saved policy DC26 of the Unitary Development Plan , and DM1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Environmental Health
Environmental Health

7 Hill Crescent, Manchester, M9 8EX
14 Hill Crescent, Manchester, M9 8EX
12 Hill Crescent, Manchester, M9 8EX
18 Hill Crescent, Manchester, M9 8EX
10 Hill Crescent, Manchester, M9 8EX
8 Hill Crescent, Manchester, M9 8EX
5 Hill Crescent, Manchester, M9 8EX

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
Historic Landfill Site 250m Buffer -
Historic Landfill Site 250m Buffer -
Area Team Boundary - Name: NORTH AREA