

## Planning

## Growth & Development

### Delegated officer report for planning application

**Application no.** 140337/FH/2024  
**Date registered valid:** 1 July 2024  
**Proposal:** Installation of air source heat pump  
**Address:** 27 Fellpark Road, Manchester, M23 0EX  
**Ward(s):** Brooklands Ward

**Applicant:** Mr. Deep Hemantkumar Parikh  
**Agent (if any):**  
**Case officer:** Tracie Simpson  
Tel: 0161 234 4537  
Email: [tracie.simpson@manchester.gov.uk](mailto:tracie.simpson@manchester.gov.uk)

**Recommendation:** Approve  
**Date of recommendation:** 7<sup>th</sup> August 2024



## Application details

**Type of application:** Full Householder Application

**Development type:** Householder

**Date of site visit:** 30 July 2024

**Standard consultations:**

Printed: 12 July 2024      Expired: 2 August 2024

**Neighbour notifications**

Printed: 12 July 2024      Expired: 2 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

The site/building relates to a two storey detached residential dwelling house located at the junction of Fellpark Road and Mainwaring Terrace in the Brooklands ward area of Manchester. The property features a two storey gable fronted projection and single storey forward projecting garage. The site is situated within a small new build infill estate close to Sale Road. Gardens are featured on the front and rear with access along the sides.



**Listed building:** Not applicable

**Conservation area:** Not applicable

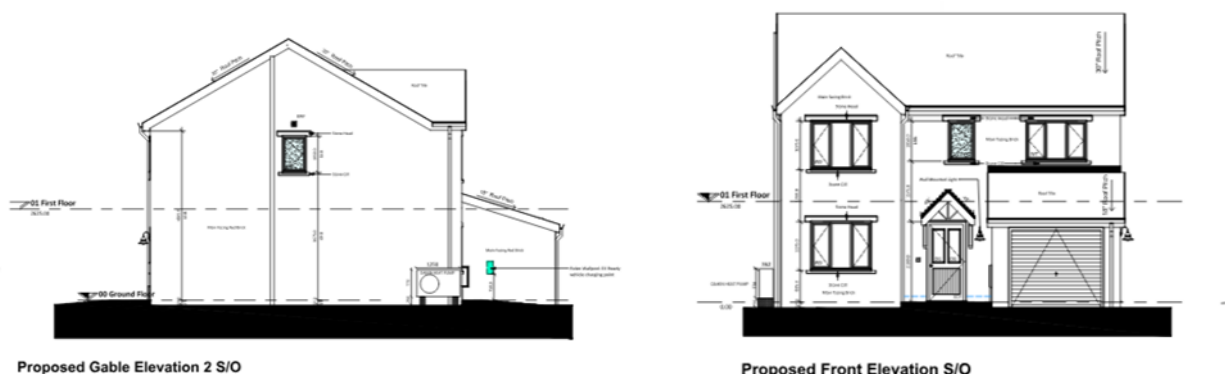
**Tree Preservation Order:** Not applicable

## Description of area

Fellpark Road is a residential area situated within the Brooklands ward area of Manchester. The wider area is mixed use in character comprising local schools, shops and located close to the M60 outer ring road and Princess Parkway.

## Description of development

The submitted application seeks planning permission for the installation of air source heat pump. The air source heat pump would be located on the side elevation of the property 250mm above floor level to a height of 770mm, 1.250m in width and a depth of 362mm.



## **Consultations & Notification Responses**

Local Residents – No comments received as a result of this proposal

Environmental Health – have commented that although the information provided in the MCS 020 Planning standard is not correct in terms of distance to the nearest habitable room of the NSR, it is considered that the calculation would still come out below 42dB(A) and therefore the noise condition is discharged.

## **Policies and Issues**

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, 2021)

- 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)**

We have assessed the proposal against the following policies of the Places for Everyone Plan.

JP-S1: Sustainable Development

JP-P1 Sustainable Places

This policy outlines how we aim to become one of the most liveable city regions in the world, consisting of a series of beautiful, healthy, and varied places.

We consider this proposal to accord with the principles of this policy.

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 emission 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 side garden located on the side elevation of the host dwelling house near to the front elevation retaining a gap to the site boundary measuring approximately 1.0m.

The ASHP would be the Daikin EDLA04EV3 model and would feature the following dimensions: 1020mm in height, 362mm in depth and 1250mm in width.

The proposal would be visible from a public highway or footpath and, as such, would form a visual feature within the street scene or public realm. However, the proposal would have a minimal impact 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.

### 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 would not exceed the permitted development noise limit (of 42dB) (A) and therefore Environmental Health are satisfied that there is no requirement for a noise condition. Therefore, it is considered that there would not be significant harmful levels of noise disturbance, thus protecting the residential amenity of the area.

The proposal is considered to comply with policy DC26 of the UDP and policies SP1 and DM1 of the Core strategy.

#### Waste storage

The current waste storage arrangements would be unaffected by this proposal.

#### Parking

The current parking arrangements would be unaffected by this proposal.

### **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**

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 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:

-Application Form, stamped as received by the City Council as Local Planning Authority on 21st June 2024.

-Supporting Information- Product Specification as received by the City Council as Local Planning Authority on 21st June 2024.

-Supporting Information- Air Source Heat Pump Calculation, received by the City Council as Local Planning Authority on 21st June 2024

-Supporting Information- Existing and Proposed Elevations as received by the City Council as Local Planning Authority on 30th June 2024.

-Drawing- Site Plan, as received by the City Council as Local Planning Authority on 21st June 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) The development shall be constructed only using the approved materials:

-Supporting Information- Daikin Altherma Connected Heat Pump Product Specification, stamped as received by the City Council as Local Planning Authority on 21st June 2024.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, pursuant to policy DM1 of Manchester's Core Strategy.

## **Appendix 1 – List of consultees & neighbours notified**

Environmental Health

2 Lord Morris Drive, Manchester, M23 0GX  
29 Fellpark Road, Manchester, M23 0EX  
9 Brent Road, Manchester, M23 0UE  
25 Fellpark Road, Manchester, M23 0EX  
18 Fellpark Road, Manchester, M23 0EU  
16 Fellpark Road, Manchester, M23 0EU

## **Appendix 2 – Planning constraints**

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4  
Susceptible to Surf Water Flood (Less) -  
Area Team Boundary - Name: SOUTH AREA