

Planning

Growth & Development

Delegated officer report for planning application

Application no. 138049/FH/2023
Date registered valid: 26 October 2023
Proposal: Installation of air source heat pump to the side of the property,
Address: 22 Robert Harrison Avenue, Manchester, M20 1LW
Ward(s): Didsbury West Ward

Applicant: Stevie Orrill
Agent (if any):
Case officer: Holly Wright
Tel: 0161 219 6381
Email: holly.wright@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 18 December 2023

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 09 November 2023

Standard consultations: Printed: 7 November 2023 Expired: 28 November 2023

Neighbour notifications: Printed: 7 November 2023 Expired: 28 November 2023

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: Not applicable

Tree Preservation Order: Not applicable

The application relates to a part-two / part-three storey semi-detached C3 dwellinghouse of redbrick and cream render with a grey concrete tile dual pitch roof. The property features white uPVC windows, a first-floor front outrigger, a front porch overhang, a driveway space, an integrated garage, a rear conservatory, a second-floor rear balcony, and a rear garden.



Figure 1. Principal elevation.



Figure 2. View of property.

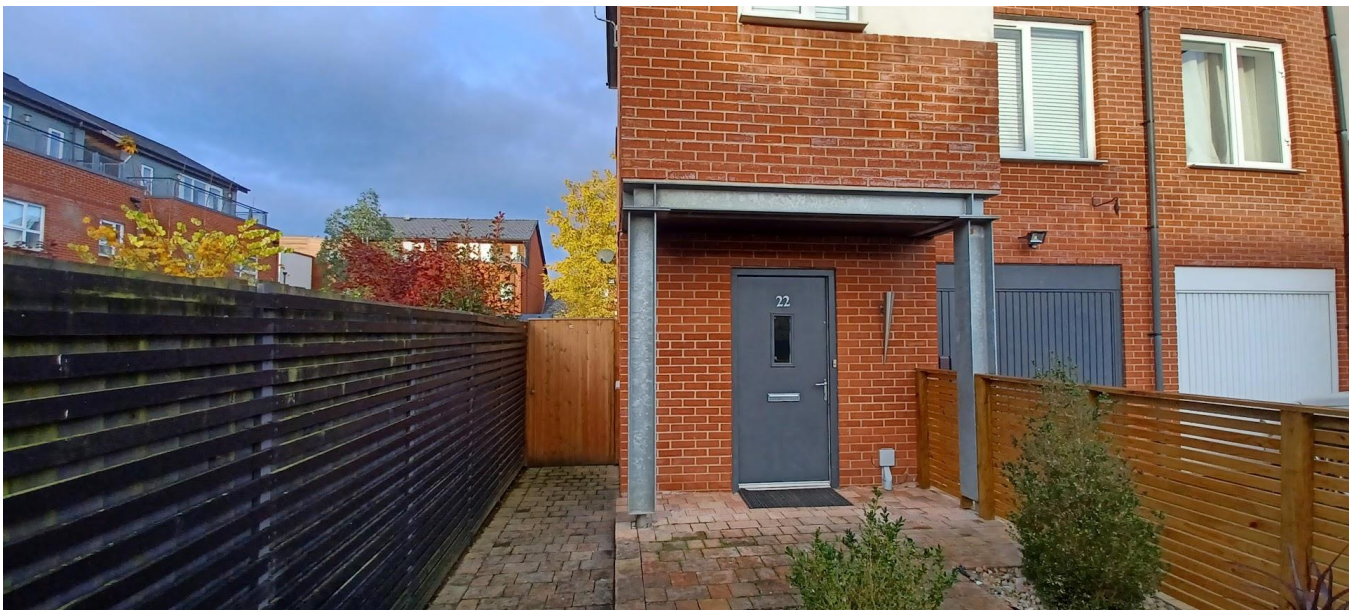


Figure 3. Front view.



Figure 4. Side of property.

Description of area

Robert Harrison Avenue is a residential cul-de-sac situated within the Didsbury West ward of Manchester, close to Princess Road (A5103), Southern Cemetery, and Cavendish Park Road Playground. The area is predominantly residential in terms of its character, consisting of semi-detached residential properties and apartment complexes, and benefits from its proximity to public outdoor amenity and green spaces.

Description of development

The applicant is seeking permission for the installation of an air source heat pump to the side of the property.

Planning History

No relevant planning history.

Consultations & Notification Responses

Local residents, as per appendix 1 – no comments or objections received.

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.

Policies

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

The Places for Everyone Plan is a Joint Development Plan Document, providing a strategic plan and policies, for nine of the 10 boroughs which make up Greater Manchester. Once the Places for Everyone Plan is adopted it will form part of Manchester's development plan.

To date, five consultations have taken place in relation to the Plan. The Examination of the Plan, following its submission in February 2022, began in November 2022. Following the completion of the Examination of the Plan, main modifications have now been proposed which will now become the subject of further public consultation.

The City Council's Executive agreed the Main Modification on 4 October 2023 and endorsed an 8-week period of public consultation on the Main Modifications commencing no earlier than 9 October 2023.

Any representations will be forwarded to the Examination team managing the Plan. The Inspectors will consider all representations on the proposed Modifications before finalising the examination report.

Given the stage the Plan has reached, and level of public consultation and scrutiny it has received, 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 significant weight in the planning balance.

Issues

Principle – the principle of retrofitting the property through the installation of an 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.

Appearance and visual amenity – the proposed ASHP would be mounted onto the property's southwest side elevation at approximately 2m above ground level, facing the rear garden of No.140 Georgia Avenue.

The ASHP would be the Midea M Thermal R32 Monobloc MHC-V6W/D2N8-B model and would feature the following dimensions: 0.792m in length / depth, 1.295m in width, and 0.429m in height.

Sited at the side of the property, the ASHP would be visible from specific viewpoints along Robert Harrison Avenue. However, given that the ASHP would be relatively minor in terms of its dimensions, it should 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.

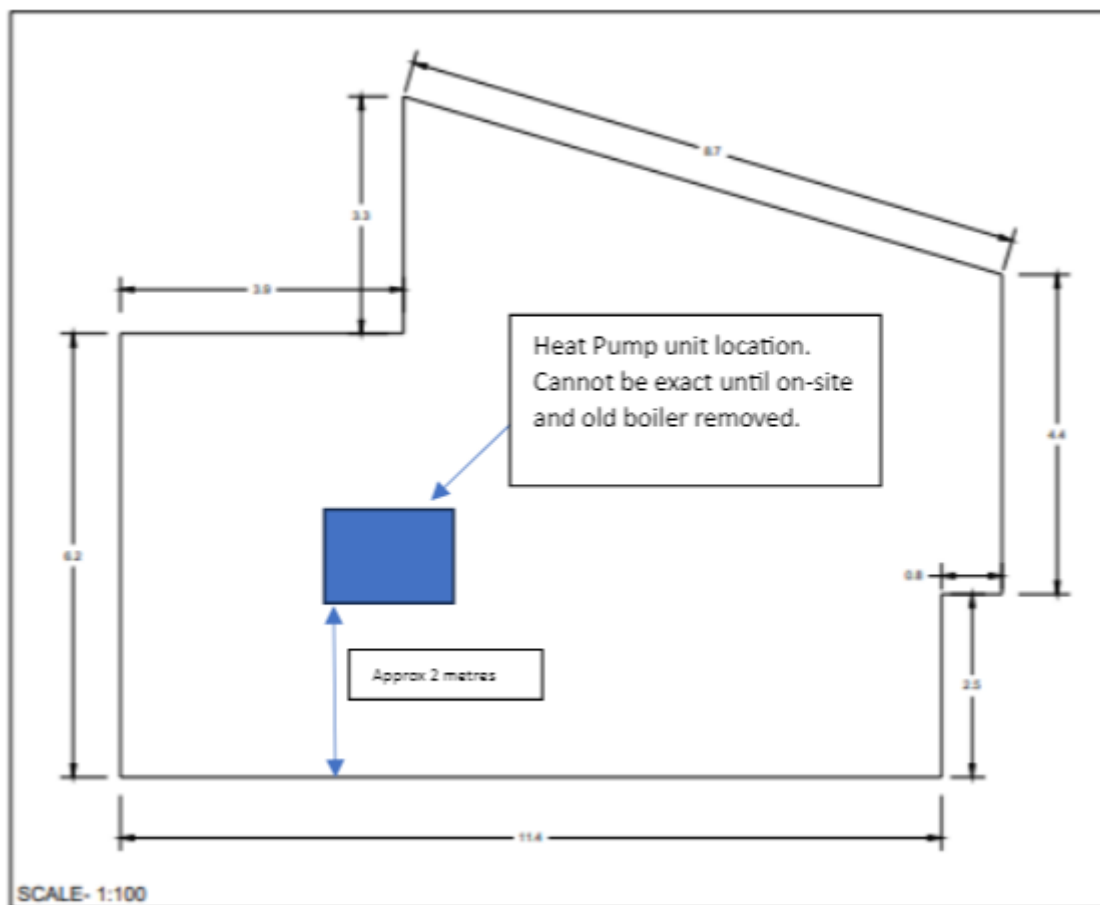


Figure 5. Submitted proposed side elevation.

Residential amenity – given that the proposal represents a relatively minor addition to the property in terms of its scale and mass, 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.

Waste storage – the current waste storage arrangements would be unaffected by this proposal.

Parking – the current parking arrangements would be unaffected by this proposal.

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 EN5 of the Core Strategy and chapter 2 of the NPPF, by reducing the building's carbon footprint and emissions.

Noise – 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.

However, given that the proposal would not exceed the permitted development noise limit (of 42Db), and would produce a maximum noise level of 40dB, this condition has not been attached.

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 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 permission.

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

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

- 'Householder Application for Planning Permission for works or extension to a dwelling', stamped as received by the City Council as Local Planning Authority on the 11th September 2023.

-‘Heat Pump proposal for 22 Robert Harrison Avenue, Manchester M20 1LW’, stamped as received by the City Council as Local Planning Authority on the 26th October 2023.
-Product specification labelled ‘Midea: M THERMAL R32 MONOBLOC’, stamped as received by the City Council as Local Planning Authority on the 26th October 2023.
-‘Air Source Heat Pump Noise Level Calculation Form’, stamped as received by the City Council as Local Planning Authority on the 23rd November 2023

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 materials to be used on the external surfaces of the development hereby permitted shall match those specified on the submitted application form and approved documents.

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) The development hereby approved shall be carried out in accordance with the submitted ‘Air Source Heat Pump Noise Level Calculation Form’, stamped as received by the City Council as Local Planning Authority on the 23rd November 2023, producing noise levels no greater than 40dB.

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 DC26 of the UDP.

Appendix 1 – List of consultees & neighbours notified

Environmental Health

25 Robert Harrison Avenue, Manchester, M20 1LW
20 Robert Harrison Avenue, Manchester, M20 1LW
144 Georgia Avenue, Manchester, M20 1LX
142 Georgia Avenue, Manchester, M20 1LX
140 Georgia Avenue, Manchester, M20 1LX
138 Georgia Avenue, Manchester, M20 1LX
11 Clearwater Drive, Manchester, M20 2ED
9 Clearwater Drive, Manchester, M20 2ED
136 Georgia Avenue, Manchester, M20 1LX
27 Robert Harrison Avenue, Manchester, M20 1LW

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 Zone - All Exceeding 90M
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH AREA