

48/18/0014

MR M ELLIS

Installation of a heat pump unit for central heating on garage roof (retention of works already undertaken) at Glenrose, 89 Greenway, Monkton Heathfield

Location: GLENROSE, 89 GREENWAY, MONKTON HEATHFIELD, TAUNTON,
TA2 8NH

Grid Reference: 325420.127453

Full Planning Permission

Recommendation

Recommended decision: Conditional Approval

Recommended Conditions (if applicable)

1. The development hereby permitted shall be carried out in accordance with the following approved plans:

(A4) Site Plan
(A4) South Elevation Amended
(A4) Amended East Elevation
(A4) Roof Plan

Reason: For the avoidance of doubt and in the interests of proper planning.

2. The external finishes of the works hereby permitted shall match in material, colour, style, type, size, pointing, coursing, jointing, profile and texture those of the existing building.

Reason: To safeguard the character and appearance of the building.

Notes to Applicant

1. In accordance with paragraphs 186 and 187 of the National Planning Policy Framework the Council has worked in a positive and pro-active way with the applicant and has negotiated amendments to the application to enable the grant of planning permission.

Proposal

Permission is sought for the installation of a heat pump unit for central heating on the garage roof (retention of works already undertaken).

Site Description

Glenrose is a detached brick built bungalow with a flat roofed garage. The central heating unit is situated on the flat roofed garage.

Relevant Planning History

No relevant planning history.

Consultation Responses

WEST MONKTON PARISH COUNCIL - The street scene is affected by the installation. It is suggested that the heat pump unit is turned through an appropriate degree (applicant suggested 30 degrees) to diminish the sound and direct it into the trees. The Parish Council recommends that acoustic louvres are fitted around the heat pump unit to reduce the sound and to turn the heat pump through 90 degrees which would not reduce air flow, but would reduce the impact on the street scene. The Parish Council would support the written recommendation from the TDBC Environmental Health Officer who attended the property.

Representations Received

8 letters of objection making the following comments (summarised):

- Emits a constant noise
- industrial appearance
- the impact on wildlife
- effect on the streetscene
- Elevated position dominates the neighbours

Planning Policy Context

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications are determined in accordance with the development plan unless material considerations indicate otherwise.

The development plan for Taunton Deane comprises the Taunton Deane Core Strategy (2012), the Taunton Site Allocations and Development Management Plan (2016), the Taunton Town Centre Area Action Plan (2008), Somerset Minerals Local Plan (2015), and Somerset Waste Core Strategy (2013).

Relevant policies of the development plan are listed below.

DM1 - General requirements,
D5 - Extensions to dwellings,
H17 - Extensions to dwellings,

This takes into account the recent adoption of the SADMP.

Determining issues and considerations

The main consideration in determine this application is the impact upon the neighbouring properties.

Comments received from the neighbours mention the impact from noise. However comments from Environmental Health have stated that they do not find the noise to be a statutory nuisance.

Amended plans submitted by the applicant show the heat pump to be screened by interlocking tiles to form a false roof. This will enable the proposal to be screened from the neighbouring properties and the highway minimising the impact upon the streetscene. It will also act as a buffer to reduce the noise impact.

The proposal would be acceptable in terms of its scale and design and appearance and character of the street scene would not be unacceptably harmed by the development

It is therefore considered that planning permission be granted.

In preparing this report the planning officer has considered fully the implications and requirements of the Human Rights Act 1998.

Contact Officer: Briony Waterman