

**CROMER – PF/24/1500 - Installation of air source heat pump at 20 Bernard Road
Cromer, Norfolk, NR27 9AW**

Minor Development

Target Date: 19TH September 2024

Extension of Time: N/A

Case Officer: Mr H Gray

Householder Planning Permission

RELEVANT SITE CONSTRAINTS

Settlement Boundary

Residential Area

Cromer Conservation Area (close proximity)

RELEVANT PLANNING HISTORY

No relevant planning history

THE APPLICATION

This application seeks permission to install an air source heat pump onto the rear of the dwelling.

REASONS FOR REFERRAL TO COMMITTEE

This application has been referred to the Development Committee as the applicant is a Local Cllr (Cllr J Boyle)

REPRESENTATIONS

No representations have been received.

CONSULTATIONS

Cromer Town Council - No objection

Environmental Health - No response

HUMAN RIGHTS IMPLICATIONS

Art. 8: The right to respect for private and family life.

Art. 1 of the First Protocol: The right to peaceful enjoyment of possessions

Having considered the above matters, the recommendation to approve this application is considered to be justified, proportionate and in accordance with planning law

CRIME AND DISORDER ACT 1998 - CHAPTER 17

The application raises no significant crime and disorder issues.

LOCAL FINANCE CONSIDERATIONS

Under Chapter 70(2) of the Town and Country Planning Act 1990 the council is required when determining planning applications to have regard to any local finance considerations, so far as material to the application. Local finance considerations are not considered to be material to this case.

STANDING DUTIES

Due regard has been given to the following duties: Environment Act 2021 Equality Act 2010 Crime and Disorder Act, 1998 (S17) Natural Environment & Rural Communities Act 2006 (S40) The Conservation of Habitats and Species Regulations 2017 (R9) Planning Act 2008 (S183) Human Rights Act 1998 – this incorporates the rights of the European Convention on Human Rights into UK Law - Article 8 – Right to Respect for Private and Family Life Planning (Listed Buildings and Conservation Areas) Act 1990 (S66(1) and S72)

RELEVANT POLICIES

North Norfolk Core Strategy (September 2008):

Policy SS 1 (Spatial Strategy for North Norfolk)

Policy SS 7 (Cromer)

Policy EN 2 (Protection and Enhancement of Landscape and Settlement Character)

Policy EN 4 (Design)

Policy EN 7 (Renewable Energy)

Policy EN 8 (Protecting and Enhancing the Historic Environment)

Policy EN 13 (Pollution and Hazard Prevention and Minimisation)

Policy CT 5 (The Transport Impact of New Development)

Policy CT 6 (Parking Provision)

Material considerations

National Planning Policy Framework (December 2023):

Chapter 2 (Achieving sustainable development)

Chapter 4 (Decision-making)

Chapter 9 (Promoting sustainable transport)

Chapter 12 (Achieving well-designed and beautiful places)

Chapter 15 (Conserving and enhancing the natural environment)

Chapter 16 (Conserving and enhancing the historic environment)

Supplementary Planning Documents and Guidance:

Design Guide Supplementary Planning Document (December 2008)

Landscape Character Assessment (CS1 Coastal Shelf) (January 2021)

OFFICER ASSESSMENT:

Main issues for consideration:

- 1. Principle of development**
- 2. Impact on character of the area and design**
- 3. Impact upon the heritage asset**
- 4. Residential amenity**
- 5. Highways and parking**

1. Principle

Policy SS 1 states that the majority of new development in North Norfolk will take place in the towns and larger villages whilst a smaller amount of development will be focused on designated Service and Coastal Service Villages to support rural sustainability. Cromer, within which the application site is located, is listed within this policy as a Primary Settlement. The site falls within the Settlement Policy Boundary of Cromer whereby extensions to existing dwellings are acceptable in principle subject to compliance with all relevant Core Strategy Policies. Whilst not strictly an extension, but rather an alteration/additional to a dwelling, this policy remains relevant.

2. Impact on the character of the area and design

The proposed air source heat pump (ASHP) would be located at the rear of the property, abutting the rear wall, and towards the middle of the rear elevation. Air source heat pumps are a common sight upon residential dwellings and therefore no substantial concerns are raised. It is ultimately considered that the small scale of proposal would not negatively affect the character and appearance of the existing dwelling.

The application would therefore be considered to comply with Policy EN 4 of the adopted North Norfolk Core Strategy.

3. Impact upon the heritage asset

The small scale and nature of the proposal would prevent any negative impacts upon the character and appearance of the adjacent Cromer Conservation Area or its setting.

The application would therefore be considered to comply with Policy EN 8 of the adopted North Norfolk Core Strategy as well as Chapter 16 of the NPPF.

4. Residential amenity

The nature of the proposal would prevent concerns regarding residential amenities impacts, such as overlooking and overbearing, as listed within Policy EN 4 and the North Norfolk Design Guide.

It is considered that the ASHP would be situated a sufficient distance away from neighbouring properties to prevent concerns regarding noise pollution, as detailed within Policy EN 13. Furthermore, the existing built form of the host dwelling would act partly as an acoustic barrier to help mitigate the sound of the ASHP by preventing a direct line to the bedroom windows of the adjoining neighbour property.

The development would therefore be compliant with the aims of Policy EN 4 and EN 13 of the adopted North Norfolk Core Strategy.

5. Highways and parking

The proposed development would not impact upon the existing highways access and network or the existing parking provisions.

The development is therefore considered to be in accordance with Policies CT 5 and CT 6 of the adopted North Norfolk Core Strategy.

Planning Balance and Conclusion

The proposed development is considered to be in accordance with the aims of the key Core Strategy Policies as set out above. There are no material considerations that indicate the application should be determined otherwise. Approval is therefore recommended subject to the conditions and informative listed below.

RECOMMENDATION:

APPROVAL subject to the following conditions:

1. The development hereby permitted shall begin no later than 3 years from the date of this decision.

Reason for Condition: As required to be imposed by Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans and documents, except as may be required by specific condition(s):

- Location Plan, received 16th July 2024
- Site Plan, received 16th July 2024
- aroTHERM Plus Spec-sheet, received 16th July 2024

Reason for Condition: To ensure the development is carried out in accordance with the expressed intentions of the application and to ensure the satisfactory development of the site, in accordance with Policies EN 4 of the adopted North Norfolk Core Strategy.

3. The air source heat pump hereby permitted shall be installed as per the specifications detailed within the Application Form received 16th July 2024.

Reason for Condition: For the avoidance of doubt and to accord with the expressed intentions of the applicant, in order to avoid unacceptable levels of noise pollution in accordance with Policies EN 4 and EN 13 of the adopted North Norfolk Core Strategy and Chapter 10 of the North Norfolk Design Guide.

Final wording of conditions and any others considered necessary to be delegated to the Assistant Director – Planning