



NORTHAMPTON
BOROUGH COUNCIL
Planning Committee

PLANNING COMMITTEE: 5 March 2013
DIRECTORATE: Regeneration, Enterprise and Planning
HEAD OF PLANNING: Susan Bridge

N/2013/0102 Installation of air source heat pumps at
8,10,12,14,16,18,20,22,24,26,28 & 30 Lodge
Avenue, Collingtree

WARD: Collingtree

APPLICANT: Miss L Humber
AGENT: None

REFERRED BY: Scheme of delegation
REASON: Council own land and applicant is Council
employee

DEPARTURE: No

APPLICATION FOR DETERMINATION:

1. RECOMMENDATION

- 1.1 As the consultation period for the application expires on 5 March 2013, it is recommended that the application be **APPROVED IN PRINCIPLE** and the final decision be delegated to the Head of Planning providing that no additional material issues/representations not discussed in the report below are received at the end of the consultation period, and subject to planning conditions attached in this report and for the following reason:

The proposed development due to their size, siting and design would not have an undue detrimental impact on the character and appearance of the host buildings, street scene or amenity of neighbours to comply with Policies E20, H18 and E39 of the Northampton Local Plan and aims of the National Planning Policy Framework.

2. THE PROPOSAL

- 2.1 Planning permission is sought for installation of air source heat pump units on the rear elevations of three blocks of residential properties

comprising 8 flats and 4 houses. The proposed units would measure 0.76m high, 0.99m length and 0.3m in width. They would be attached to the rear facades at ground level and resemble an air conditioning unit. They are rectangular in shape and consist of an external box which harvests renewable energy from outside and upgrades this into heat for hot water and heating inside the properties.

3. SITE DESCRIPTION

- 3.1 The application site consists of 3 brick built residential blocks comprising flats and dwellings in a residential estate in Collingtree. The properties are a mix of two and single storeys and of modern design. The site is not located in a designated Conservation Area.

4. PLANNING HISTORY

- 4.1 None relevant.

5. PLANNING POLICY

5.1 Development Plan

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires a planning application to be determined in accordance with the Development Plan unless material planning considerations indicate otherwise. The current Development Plan comprises of the East Midlands Regional Plan, the saved policies of the Northamptonshire County Structure Plan and Northampton Local Plan 1997.

5.2 National Policies:

National Planning Policy Framework

5.3 Northampton Borough Local Plan

E20 – New Development

E39 – Renewable Energy

H18- Residential Extensions and Alterations

5.4 Supplementary Planning Guidance

Residential Extensions Design Document (SPD)

6. CONSULTATIONS/ REPRESENTATIONS

- 6.1 **Public Protection (NBC)** - no objections.
- 6.2 **Collingtree Parish Council** - comments awaited.

7. APPRAISAL

Main issues

- 7.1 The principal considerations are the impact on character and appearance of the host buildings, street scene and whether the

proposed development would result in adverse noise and visual intrusion to neighbouring properties.

Policy context

- 7.2 Policy E20 of the Northampton Local Plan encourages good design in new development and is directly relevant to this proposal. Saved Policy E39 also sets out 3 criteria that must be satisfied for renewable energy installations as detailed below:-
- a) The design and appearance of the installation will not cause undue detriment to the amenity of the locality;
 - b) Any noise is considered acceptable in relation to surrounding uses;
 - c) The proposal does not adversely affect important views or skylines or the character of the surrounding area.
- 7.3 The proposed development would offer the benefits of reduced carbon emissions and deliver renewable energy in line with the objectives of the NPPF.

Impact on appearance and character of host building and street scene

- 7.4 The proposed units are reasonably small in scale and would be sited at the rear of the buildings. Given that the proposed development is not overly prominent from the street and would be sited away from public vantage points it is considered that the effect on the street scene would be limited. Due to the size of the units it is also considered that the effect on the character and appearance of the parent buildings would also be acceptable. It is considered by officers that in visual terms the proposal is acceptable in compliant with Local Plan Policies. The proposal would also comply with Paragraph 56 and 57 of the NPPF which promote satisfactory design in new developments.

Noise

- 7.5 The Council's Environmental Health Officers have been consulted on the application and raise no objection. A condition is recommended to ensure that noise levels are in accordance with the details submitted with the application.

Impact on living conditions of neighbours

- 7.6 Due to the separation with no. 6 Lodge Avenue and screening provided by boundary planting, it is considered that the proposed development is unlikely to result in an undue adverse impact on the amenity of neighbours in terms of visual intrusion.

8. CONCLUSION

- 8.1 For the reasons cited the proposed development is considered acceptable as it would comply with both development plan and national policies and is therefore recommended for approval subject to the conditions below.

9. CONDITIONS

(1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990

(2) The noise levels from the units hereby permitted shall not exceed the levels identified in the Design and Access Statement received on 8 February 2013.

Reason: In interests of residential amenity to comply with the aims of the National Planning policy Framework.

(3) The development hereby approved shall be implemented fully in accordance with the following approved plans and statement: Design and Access Statement, Location Plan and Coloured Photographs received on 8 February 2013.

Reason: For the avoidance of doubt and to accord with the terms of the planning application.

10. BACKGROUND PAPERS

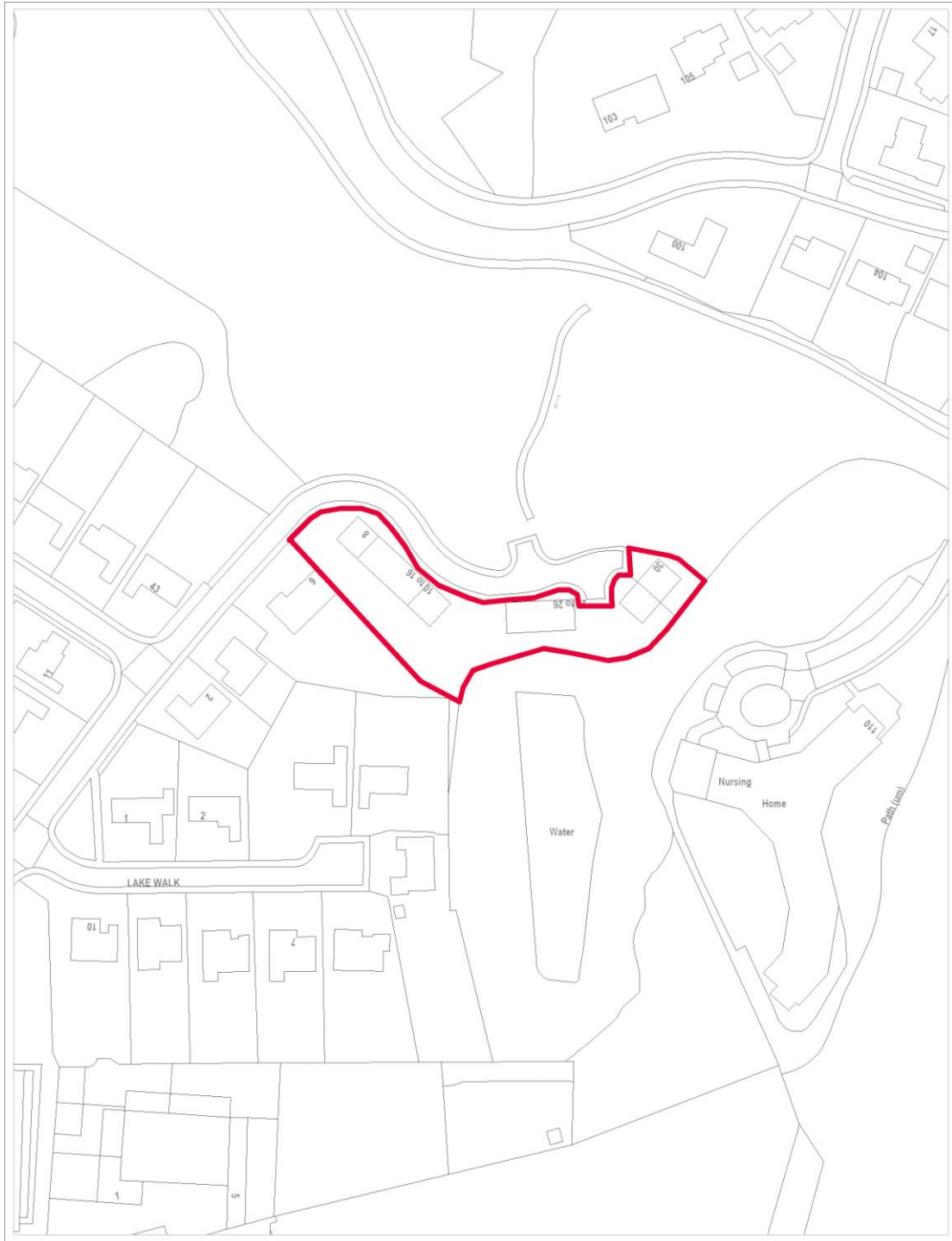
10.1 N/2013/0102

11. LEGAL IMPLICATIONS

11.1 None.

12. SUMMARY AND LINKS TO CORPORATE PLAN

12.1 In reaching the attached recommendations regard has been given to securing the objectives, visions and priorities outlined in the Corporate Plan together with those of associated Frameworks and Strategies.



Name: **Planning**
Date: **19th February 2013**
Scale: **1:1250**
Dept: **Planning**
Project: **Committee**

Title
8 Lodge Avenue

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