

DELEGATED REPORT

Application No:	P/24/0235
Site Address:	5 Abermorlais Terrace Merthyr Tydfil CF47 8HU
Development:	Installation of an Air-Source Heat Pump
Case Officer:	Kate Glover
Site Visit:	31st October 2024
Application Expiry Date:	4th December 2024
Consultation reply date expired:	5th November 2024

APPLICATION SITE

The application site relates to a two-story, end of terrace dwelling located on a residential street within Merthyr Tydfil. The property is a traditional double fronted property and at the rear of the property is a private amenity area.

A dwelling (No. 6 Abermoirlais Terrace) is positioned to the south-west of the application site. A two storey section of No.6 is positioned hard on the boundary with the application site. It is noted that there is a first floor window on the elevation which is hard on the boundary shared with the application site.

The application site is within the settlement boundary as identified by Local Development Plan Policy SW4 and its associated proposal map.

PROPOSED DEVELOPMENT

This application seeks planning permission to install an air source heat pump (ASHP) at the rear of the application property.

The ASHP would be positioned to the rear of the building adjacent to the rear access door and would measure 1.5m high, 1.2m wide and 0.5m deep.

The ASHP would, at its nearest point, be positioned approximately 2.47m away from No.6.

PLANNING HISTORY

The Council's records do not indicate any other recent or relevant planning history for this site.

CONSULTATION

Environmental Health Manager: No objection received

PUBLICITY

In accordance with the Town & Country Planning (Development Management Procedure) (Wales) Order 2012, letters were sent to adjoining properties.

No letters of objection were received following this publicity exercise.

POLICY CONTEXT

National Development Framework

Future Wales: the National Plan 2040 (February 2021) (Future Wales) sets out a strategy for addressing key national priorities through the planning system, including sustaining and developing a vibrant economy, achieving decarbonisation and climate-resilience, developing strong ecosystems and improving the health and well-being of our communities.

National Planning Policies

Planning Policy Wales (Edition 12, February 2024) (PPW12).

Local Planning Policies

The following policies of the Merthyr Tydfil County Borough Council Replacement Local Development Plan 2016-2031 (LDP) are relevant to the determination of this application:

- SW4 Settlement Boundaries
- SW11 Sustainable Design and Placemaking
- EnW1 Nature Conservation and Ecosystem Resilience

In addition, the application will be determined having regard to the advice contained within the following Supplementary Planning Guidance (SPG) Notes:

- Note 4, Sustainable Design
- Note 5, Nature and Development
- Note 6, A Design Guide for Householder Development

PLANNING CONSIDERATIONS

The issues to consider under the assessment of this application relate to whether the proposed air source heat pump is acceptable in terms of its principle, its siting, scale and design, impact upon residential amenity and ecology.

Principle of Development

The proposal would be located within the rear garden of 5 Abermorlais Terrace and is within the settlement boundary. The principle of development is acceptable and meets with the requirements of policy SW4.

Visual Impact

It is considered that the scale of the proposal would not be detrimental to the visual qualities of the property and as the air source heat pump cannot be observed from public realm there would be no detriment to the street scene.

As such, the proposal meets the requirements of LDP Policy SW11.

Residential Amenity

The proposal has been considered in respect of its impact upon the neighbouring properties, in particular No. 6 as this is the dwelling closest to the ASHP.

No objections have been received from the Environmental Health Manager and given the scale and siting of the development, the proposal would not cause any harm upon the surrounding residential amenity.

It is noted that no representations were received following the publicity exercise.

The relationship between the proposed development and the neighbouring dwellings is acceptable and the development accords with LDP Policy SW11.

Ecology

In respect of ecology, the Council's Ecologist has recommended that a condition is used to secure biodiversity enhancement.

As noted in chapter 6 of Planning Policy Wales (edition 12), applications should be supported by Green Infrastructure Statements (GIS). Given the nature of development, this would not be deemed a reasonable requirement in this instance. Given the particularly minor scale and nature of the development, which would have a negligible impact on ecology and the surrounding green infrastructure, a condition to secure ecological enhancement is not deemed to be proportionate in this instance.

As such, the proposal meets with the requirements of LDP Policy EnW1.

Conclusion

The duty to improve the economic, social, environmental and cultural well-being of Wales, in accordance with the sustainable development principle, under section 3 of the Well-Being of Future Generations (Wales) Act 2015 ("the WBFG Act") has been taken into consideration when determining this application. In reaching the following recommendation, the ways of working set out at section 5 of the WBFG Act have been considered and thus the proposal is in accordance with the sustainable development principle through its contribution towards one or more of the Welsh Ministers well-being objectives set out as required by section 8 of the WBFG Act.

Having regard to the policy context above, the proposal is considered to be acceptable and the following recommendation is made:

RECOMMENDATION: BE APPROVED subject to the following **CONDITIONS:**

1. The development shall begin not later than five years from the date of this decision.

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

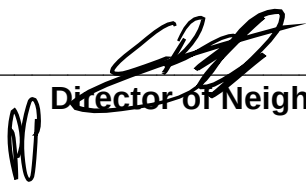
2. The development shall be carried out in accordance with the following approved plan and document:

Drawing Title: Existing and Proposed Plans, Drawing Number A101, Received on 9 October 2024

Aria Outdoor Units Section 5.3 Product Information received 9 October 2024

Reason -To ensure compliance with the approved plans and clearly define the scope of the permission.

RECOMMENDATION ENDORSED



Director of Neighbourhood Services

DATE: 28.11.2024