

DELEGATED REPORT

Application No:	P/24/0256
Site Address:	20 Upland Drive Trelewis Treharris CF46 6FB
Development:	Installation of air source heat pump to the rear of the property
Case Officer:	Marlene Ferreira
Site Visit:	12th November 2024
Application Expiry Date:	25th December 2024
Consultation reply date expired:	27th November 2024

APPLICATION SITE

The application site relates to a detached property, 20 Upland Drive, located in a relatively new housing estate in the area of Trelewis. The property is served by a small open front courtyard and an enclosed private rear garden area. A garage (attached to the neighbouring garage) and driveway is located to the side of the property, set back from the front of the dwelling, and provides 3 on-site parking spaces.

PROPOSED DEVELOPMENT

This application seeks planning permission to erect an air source heat pump at the rear of the property.

The white steel unit would sit in very close proximity to the rear elevation, to the left, and measure 1.25m in width, 0.3m in depth, with a total height of 0.9m.

PLANNING HISTORY

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

CONSULTATION

The following consultations were undertaken:

Ecology Officer	No objection, subject to conditions.
Environmental Health	No response.

PUBLICITY

In accordance with the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, letters were sent to nearby properties. No letters of representation have been received in response to the publicity exercise.

POLICY CONTEXT

National Development Framework

- Future Wales: the National Plan 2040 (February 2021)

National Planning Policies

- Planning Policy Wales (Edition 12, February 2024)

Local Planning Policies

- Merthyr Tydfil Replacement local Development Plan 2016-2031

Policy SW4 – Settlement Boundaries

Policy SW11 – Sustainable Design and Placemaking

Policy EnW1 – Nature Conservation and Ecosystem Resilience

Policy EnW4 – Environmental Protection

- Supplementary Planning Guidance (SPG):

SPG4 - Sustainable Design, July 2013

SPG5 – Nature and Conservation, May 2015

PLANNING CONSIDERATIONS

The issues to consider under the assessment of this application relate to whether the proposed erection of an air source heat pump would be acceptable in respect of its impact upon the character and appearance of the property and the wider area. The impact of the proposed development upon residential amenity and ecology are also important considerations.

Character and Appearance

The proposed unit, by virtue of its overall scale and discrete siting, would amount to a small-scale development which would not be visible outside of the application site. As such, the proposed development would not have any adverse impact on the character or appearance of the existing dwelling or the wider street scene and would therefore accord with LDP Policy SW11.

Residential Amenity

The proposal has been considered in respect of its impact upon surrounding neighbouring occupiers. However, given its small scale and siting (where it lies a minimum of 10 metres from the nearest neighbouring dwelling), the proposal would not be considered to cause

any significant adverse impact upon the surrounding residential amenity. In this respect, no representations were received from nearby occupiers, and no response has been received from the Environmental Health section. The relationship between the proposed development and the neighbouring dwellings would therefore be considered acceptable and would accord with LDP Policies SW11 and EnW4.

Ecology

Given the nature of the proposed development, the Council's Ecologist has not requested any ecological survey work, in support of this proposal. It is noted that chapter 6 of Planning Policy Wales (edition 12) requests that applications be supported by Green Infrastructure Statements (GIS). In this instance, due to the scale and nature of the development, the submission of a GIS is deemed to be disproportionate and unreasonable. 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 enhancements is not deemed to be proportionate in this instance. The proposed development would therefore accord with LDP Policies EnW1.

CONCLUSION

The proposed development, for the reasons discussed above, is therefore considered acceptable and would accord with the relevant policies.

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.

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 plans and documents:

- Existing and Proposed Elevations, received: 6th December 2024;
- Model EDLA-E 4/6/8 kw, received: 6th December 2024.

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

RECOMMENDATION ENDORSED


Director of Neighbourhood Services

DATE: 06.12.2024