

DELEGATED REPORT

Application No:	P/23/0265
Site Address:	5 Green Meadow View Brecon View Park Heolgerrig Merthyr Tydfil CF48 1BG
Development:	Installation of an air-to-air heat pump system including two exterior inverter units
Case Officer:	Rebecca Owens
Application Expiry Date:	4th January 2024
Consultation reply date expired:	4th December 2023

APPLICATION SITE

The application relates to a detached dwelling located within a relatively recent housing development on the outskirts of the settlement of Heolgerrig. It is bound by other dwellings to the south and east and a highway to the north and west.

PROPOSED DEVELOPMENT

Full planning permission is sought for the installation of an air-to-air heat pump (air conditioning) system which includes two exterior inverter units which would be mounted to each of the dwelling's flank elevations. The unit to the south western elevation would be installed with its base at a height of 2.41m and be 0.408m in depth, 0.974m in width and 0.734m in height. The unit to the north eastern elevation would be installed with its base at a height of 0.1m and be 0.408m in depth, 0.974m in width and 0.734m in height.

PLANNING HISTORY

The relevant planning history is detailed below:

P/06/0354	Revised layout of south west area of the site (revised house type, siting etc) Granted planning permission subject to conditions on 29 September 2006
P/05/0125	Erection of 112 dwellings with associated highway and engineering works (Reserved Matters) Granted planning permission subject to conditions on 22 March 2006
P/04/0127	Residential development (Outline) - including highway improvements to Heolgerrig Road and Winchfawr Road Granted planning permission subject to conditions on 30 September 2004

CONSULTATION

The following bodies were consulted and their responses are presented below:

Environmental Health Manager No objection subject to conditions

The Coal Authority No response

PUBLICITY

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

No letters of objection were received following this publicity exercise.

POLICY CONTEXT

National Development Framework

Future Wales: the National Plan 2040 (February 2021) 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 11, February 2021)

Local Planning Policies

Policy SW11: Sustainable design and place making of the Merthyr Tydfil County Borough Council Replacement Local Development Plan 2016-2031 is relevant to the determination of this planning application. Furthermore, the application will be determined having regard to the advice contained within Supplementary Planning Guidance Note 6, A Design Guide for Householder Development.

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

- SW4 Settlement Boundaries
- SW11 Sustainable Design and Placemaking
- CW1 Historic Environment
- EnW4 Environmental Protection
- EcW8 Renewable Energy

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

- Note 6, A Design Guide for Householder Development

PLANNING CONSIDERATIONS

The unit located on the north eastern elevation would be installed close to the ground and over 5.5m back from the principal elevation of the dwelling, discretely located behind a

railing and vegetation. In this position it would not be readily visible from the street. Conversely, the unit located on the south western elevation would be installed at a height 2.41m above ground level and as such would be clearly visible from the adjacent highway. Notwithstanding this, the elevation faces towards a turning head and shared driveway and as such does not form part of the main streetscene through the housing estate. In addition, the unit is generally modest in scale and is a feature which would not appear overtly discordant. Thus although the siting of this unit is not ideal, it is not considered that its impact would be significantly harmful. Furthermore, the visual impact must be balanced against the benefits of providing a renewal energy source to serve the dwelling. Having regard to this and the size of the unit, whilst it would not be located in the most inconspicuous of positions, it is not considered that it would sufficiently harm the character of the dwelling itself or indeed the area in general (which it is recognised forms part of Urban Character Area 9 - West Merthyr, including Heolgerrig) to an extent that would warrant the refusal of the application. As such, the proposal would accord with Policies SW11 and CW1 of the LDP.

Regard has also been had for the impact of the proposal on the residential amenities of the neighbouring occupants. In this respect it is noted that due to their siting and size, the air source heat pump would not have any overbearing impact or create any unacceptable overshadowing or loss of light. It is noted that the units would generate some noise but the Environmental Health Manager does not consider that this would be to a level that would cause significant disturbance to the neighbouring occupiers. In this respect it is noted that has no objection to the proposal has been received from Environmental Health and no representations were received following the publicity exercise. Accordingly the proposal is also found to be acceptable in terms of residential amenity and in compliance with Policies SW11 and EnW4 of the LDP.

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.

Accordingly 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 plans and documents:

Drawing Title: Proposed SW Elevation, Received on 9 November 2023.

Drawing Title: Proposed NE Elevation, Received on 9 November 2023.

Proposed block plan, Received on 9 November 2023.

Specifications table for 3MXM-A, Received on 9 November 2023.

Specifications table for 4MXM-A, Received on 9 November 2023.

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

RECOMMENDATION ENDORSED



Director of Neighbourhood Services

DATE: 18.12.2023