

NORTHERN PLANNING COMMITTEE – 23 January 2013

UPDATE TO AGENDA

APPLICATION NO.

12/4038M

LOCATION

20 Fletsand Road, Wilmslow, SK9 2BA

UPDATE PREPARED

21 January 2013

KEY ISSUES

RESIDENTIAL AMENITY

The Environmental Health Officer has provided an update to the previously submitted consultation comments. The Environmental Health Officer is of the view that there is insufficient detail in the application to be able to assess the impact the air source heat pump units and the pool plant room/vent duct would have on the amenity of the neighbouring property. The Environmental Health Officer recommends a noise impact assessment be carried out.

detailing the operational noise levels from plant and equipment associated with the aforementioned heat pumps and pool equipment and its potential impact at the nearest neighbouring residential property. The information required should include existing daytime and night time background noise levels and the operational noise levels of the equipment – both individually and combined and the potential impact of the noise at the neighbouring property. Information on the times of operation should also be submitted.

In the event that the report indicates that noise mitigation measures should be undertaken, then the recommended methods should also be contained within the report.

The Officer notes that in most instances if the air source heat pumps and plant room machinery of this scale are found to produce a level of noise deemed to be problematic then appropriate mitigations measures can be put in place. Consequently, the Officer recommends an additional condition be attached, should the application be approved, requiring a noise impact assessment survey, inc. mitigation measures (if required).

REPRESENTATIONS

Neighbours and consultees were notified of the revised plans. Additional comments have been received from 4 No. neighbours (all of whom commented on the plans originally submitted) and Wilmslow Town Council. The Town Council has no objections to the revised plans. The neighbours reiterated their concerns. Details can be read on file. A few comments specific to the revised plans/information are summarised below;

- The information submitted made a comparison between the ground and first-floors of the proposed with the existing. However, if the additional floor area and volume of the basement and attic space are taken into account the increase in floor area is approx. 136% and the increase in volume approx. 154%.
- The proposed is still too large – at 2.5 times the size of the existing the proposed does not accord with policy H12 (Low Density Areas).
- The additional solar panels are an eyesore.
- Changing the roof of the proposed ancillary accommodation from a pitched roof to a flat roof does not overcome the impact.

Comment

As regards the solar panels, the Officer notes that, in most instances, solar panels can be installed on dwellings without planning permission - under permitted development rights.

CONCLUSIONS

Bearing the above comments in mind, the original recommendation of approval remains, subject to an additional condition re noise impact assessment.

Conditions

In addition to the 14 conditions already proposed:

15. Noise impact assessment to be submitted (Air source heat pumps and pool plant machinery).