



TOWN AND
COUNTRY
PLANNING
DEVELOPMENT
CONSULTANTS



December 2021

Our Ref: TS.LPC.

Planning and Strategic Housing
Elmfield
New Yatt Road
Witney
Oxfordshire
OX28 1PB

Dear Sir/Madam

2 Church Street, Fifield, Chipping Norton, Oxfordshire, OX7 6HF
Installation of combined air source heat pump and air condition unit
(Retrospective)

This planning application has been prepared by LPC (Trull) Ltd on behalf of Mrs Ana Morales ('the client') for the retrospective external installation of a combined air source heat pump and air conditioning unit at the property 'Jasmine Cottage', 2 Church Street, Fifield, Chipping Norton ('the site').

This Planning Statement is supported by the following documentation:

- Application forms, ownership certificates/notices and CIL forms duly completed and signed
- Site Location Plan & Site Plan
- Elevations and Proposed Site Plan
- Site Photographs
- Plant Equipment Information & Specification Sheets

The application has been submitted online via planning portal ref: PP-PP-10492674 and the requisite fee has been paid via online bank transfer.

Site Location & Context

The application site comprises an existing dwelling which comprises an unlisted semi-detached cottage that has been subject to recent alterations and extensions (planning application ref: 19/01180/HHD).

The site is not located within a Conservation Area but there are a number of designated heritage assets nearby, the closest being 'Old Housing' (Grade II, ref: 1053320) located opposite the cottage on the other side of Church Street.

LPC (Trull) Ltd
Trull Tetbury
Gloucestershire
GL8 8SQ
Tel: 01285 841433
Fax: 01285 841489
www.lpctrull.com

We note that there are no designated heritage assets/listed buildings to the rear (south) of the property.

The site is located within the designated 'Upper Evenlode Valley' Landscape Character Area. It is also located within Flood Risk Zone 1.

Proposed Development

This householder planning application seeks retrospective planning permission for the external installation of a combined air source heat pump and air conditioning unit within the dwelling's curtilage at the rear of the property.

The installed plant comprises of makes/models which are regularly used for domestic use and as per the supporting evidence submitted, are minimal in size and exceptionally energy and noise efficient.

The proposed site plan (ref: 17-067-P-SP-200) identifies that the installed plant is located at the southern extent of the property, in a location furthest from the host dwelling and neighbouring dwelling, Flora Cottage. The plant is also separated from the dwellings by existing outbuildings and therefore cannot be seen or heard by residents.

The air conditioning unit is located more than 1m from the dwellings curtilage/boundary, and is therefore permitted without the requirement for prior approval under extant permitted development rights. However, the air source heat pump is located within 1m (310mm to be exact) of the residential boundary and therefore requires planning permission. Given the marginal distances involved, as well as the site-specific context with regards to significant separation from any dwellings, we do not consider there to be any planning issues with the development. Nevertheless, we assess the proposal against the relevant development plan below as permission is technically required.

Planning Policy Context

From an evaluation of the Development Plan Policy Framework the relevant planning policy context for the consideration of this proposal is set out in the following:

- OS2: Locating development in the right places
- OS4: High quality design
- EH2: Landscape character
- EH9: Historic environment
- EH11: Listed Buildings

Due regard to the National Planning Policy Framework (NPPF) as a material consideration must also be had.

Planning Assessment & Justification

Residential Amenity

Planning policy at all levels provides that developments should create places that are safe, inclusive and accessible and which not have a harmful impact on the amenity of existing and future occupants.

Due to the discreet positioning of the installed units, set well back from the host dwelling and neighbouring properties as well as being further separated by existing outbuildings, we do not consider that the proposals will result in any harm to the neighbouring dwellings in terms of impact on amenity; both in terms of outlook/visual impact and noise.

In accordance with the submitted supporting information sheets detailing the installed units, they operate with very minimal noise emission and will not be heard by the host dwelling's occupants or neighbours.

The proposal therefore complies with Local Plan Policies OS2, OS4 and the requirements of the NPPF.

Siting and impact on the historic and landscape environment

Planning policy at all levels seeks to conserve and/or enhance where possible the historic environment and environments with particular landscape value.

The site is not listed and is not located within a conservation area, although there are a number of listed buildings nearby. However, in this case the installed plant is to the rear of Jasmine Cottage and concealed behind the existing outbuildings. There is therefore no visibility whatsoever of the plant from the street scene/listed buildings and as such the relevant heritage assets would be preserved and the development does comply with policies EH2, EH9, EH11 and OS4 of the adopted West Oxfordshire Local Plan 2031 and relevant paragraphs of the NPPF.

We wish to remind Officers again that the air conditioning unit has been installed over 1m away from the property's curtilage and therefore benefits from permitted development rights. In addition, the air source heat pump in its position is only a matter of centimetres from also being 1m away from the curtilage. Notwithstanding this, the above has demonstrated its acceptability regardless of 'only just' failing to meet permitted development requirements.

It is therefore considered the application is acceptable and in accordance with the Development Plan. On this basis we respectfully request the application is approved without delay.

I trust you have all you require in order to determine the application, however, should you have any queries or require any further information please do not hesitate to contact me.

Yours faithfully

Tom Sadler
Associate
LPC (Trull) Ltd