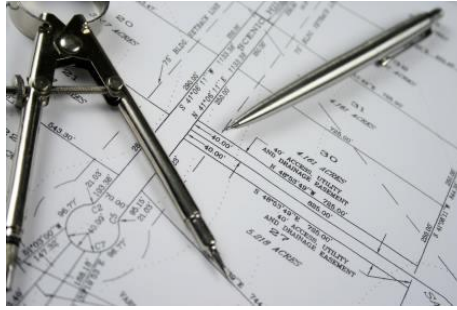




HAFODPLANNING CONSULTANTS

**Town and Country Planning Act 1990 (as amended)
Planning & Compulsory Purchase Act 2004**

PLANNING APPLICATION

Support Statement

Prepared on behalf of
Broadoak Properties Ltd

TO

NEATH PORT TALBOT COUNTY BOROUGH COUNCIL

In respect of

Installation of a free-standing Monobloc Air Source Heat Pump
at

38 Glyn Road, Lower Brynamman, SA18 1ST

AGENTS REF: - 397/22/PA

1.0 INTRODUCTION

- 1.0** This planning statement relates to the siting of a proposed free-standing Monobloc Air Source Heat Pump to the rear of the dwelling known as 38 Glyn Road, which is located in a residential area within the development boundary close to the edge of Lower Brynamman.
- 1.1** Overall, it is clear that the proposal is a very modest change that would normally be permitted development. Nevertheless, owing to the narrow nature of the rear garden of No. 38. The unit will be located closer than 3m to the boundary and therefore permitted development rights do not apply.
- 1.2** The proposal would not have a harmful impact upon the character of the visual amenities of the locality. It would continue to complement the area which is predominantly domestic properties in a reasonably sustainable location. It would have a neutral impact and the character of the surrounding area and would not be harmful to the amenities of nearby residents. It will not undermine planning policy contained within the development as outlined in the following section.

2.0 SITE DESCRIPTION

- 2.0** This application concerns a proposal to site a monobloc Air Source Heat Pump within the rear curtilage of the property.
- 2.1** The unit would be located on land within the rear curtilage as shown in the location plan. It is of a sympathetic design and very modest size complements the residential environment of the site. This is to be free standing and will replace the current central heating boiler at the rear of the property.
- 2.2** The group of buildings of which it is a part are predominantly residential in nature and the character of the overall area is determined by this residential development. The proposal in this case is to upgrade the heating of the property by the installation of an air source heat pump.

3.0 PLANNING POLICY

3.0 There are a number of policies relevant to this proposal. These are examined below in order to demonstrate that the proposal fully complies with their requirements.

3.1 PLANNING POLICY WALES (PPW) 11TH ED. 2021

3.2 Fig 4 of PPW sets Key planning principles for planning within Wales, a number of which are relevant to this application:-

- Growing our economy in a sustainable manner - The planning system should enable development which contributes to long term economic well-being, making the best use of existing infrastructure and planning for new supporting infrastructure and services.
 - Making best use of resources - The efficient use of resources, including land, underpins sustainable development. The planning system has a vital role to play in making development resilient to climate change, decarbonising society and developing a circular economy for the benefit of both the built and natural environments and to contribute to the achievement of the well-being goals. The proximity principle must be applied to ensure problems are solved locally rather than passing them on to other places or future generations. This will ensure the use of land and other resources is sustainable in the long term.
 - Maximising environmental protection and limiting environmental impact - Natural, historic and cultural assets must be protected, promoted, conserved and enhanced. Negative environmental impacts should be avoided in the wider public interest. This means acting in the long term to respect environmental limits and operating in an integrated way so that resources and/or assets are not irreversibly damaged or depleted. The polluter pays principle applies where pollution cannot be prevented and applying the precautionary principle ensures cost effective measures to prevent environmental damage.
- 3.3** The proposal would entirely accord with these requirements and the proposal would therefore meet the National Sustainable Placemaking Outcomes shown in Figure 5 of PPW.
- 3.4** The plans submitted with this application demonstrate that the proposal would be of a good quality design and would be suited to its setting, and that it will meet the relevant requirements on design set out in section 3 of PPW.
- 3.5** The proposal will also comply with Section 3.7 as care has been taken in the design of the scheme to reduce its environmental impact and carbon emissions through careful design choices and specification.
- 3.6** Overall the proposal will fulfil the objectives of PPW as it:-

HAFODPLANNING CONSULTANTS

Hafod Rhug isaf, Caeathro, Caernarfon LL55 4HJ

01286672575 ~ 07786526799

gareth.rennie@hafodplanningconsultants.co.uk

- It would take all reasonable steps to reduce the building's carbon emissions and use of fossil fuel sources;

The proposal will also ensure that the areas' character and amenity are not damaged and there will not be a serious loss of privacy or overshadowing of neighbouring dwellings, or noise impact.

TECHNICAL ADVICE NOTE (TAN) 12 – DESIGN (2009)

- 3.7** The proposal entirely meets this TAN's requirements, as demonstrated in this statement and by the plans submitted with this proposal, in that it is clear that an appropriate design can be achieved on the site that will be suited to the site and setting.

NEATH PORT TALBOT COUNTY BOROUGH COUNCIL LOCAL DEVELOPMENT PLAN (LDP) (2016)

- 3.8** The LDP has been adopted by the Authority following the conclusion of the examination and the issuing the Inspectors' binding report on the plan. As such it now forms the adopted development plan under which this application must be considered, although the process to replace the plan is under way.
- 3.9** Turning to Policy PS 1 which concerns climate change it is clear that the proposal complies with the Council intent to address the causes of climate change through making a contribution to renewable and low carbon energy generation and reducing greenhouse gas emissions.
- 3.10** Policy BE 1 sets out the LPA's objectives for ensuring that development demonstrates high quality design. The proposal will meet its relevant criteria as:-
1. It complements and enhances the character and appearance of the site, building or area in terms of siting, appearance, scale, height, massing and elevation treatment;
 2. It respects the context of the site and its place within the local landscape, including its impact on the important arterial gateways into the County Borough, its effects on townscape and the local historic and cultural heritage and it takes account of the site topography and prominent skylines or ridges;
 3. It utilises materials appropriate to its surroundings and incorporates hard and soft landscaping and screening where appropriate;
 4. It would not have a significant adverse impact on highway safety, the amenity of occupiers of adjacent land or the community;

HAFODPLANNING CONSULTANTS

Hafod Rhug isaf, Caeathro, Caernarfon LL55 4HJ

01286672575 ~ 07786526799

gareth.rennie@hafodplanningconsultants.co.uk

3.11 Conclusion

- 3.12** Overall, the proposal would be a suitable and high-quality scheme for the installation of an air source heat pump on the site that would be of a quality design and appearance, high standard of construction, and which is set in a sustainable location. The proposal has been designed with considerable care taken to ensure that it respects the locality wider landscape. There would also be no harm to highway safety, general or residential amenities, or the ecological and biodiversity value of the site.

4.0 THE PROPOSAL

- 4.0** The proposal in this case is to install a free-standing Air Source Heat Pump. The provision is very modest and is designed with the needs of the residents of No.38 in mind. It will provide a sustainable heat source for the central heating system and replace the existing heating system.
- 4.1** The unit is designed to be a small unit as shown on the accompanying specification. It will be free standing and located close the rear elevation of the property. Connection to the property will be by two 22mm pipes.
- 4.2** The palette of materials and colours is designed to bridge the traditional and modern design elements within the site. The unit will reflect the residential nature of the building and the overall scale of the development will parallel the domestic scale of its surroundings.
- 4.3** The pump will replace the existing boiler currently located in a small enclosure to the rear of the property underneath the current kitchen window as shown in the following photographs.



HAFODPLANNING CONSULTANTS

Hafod Rhug isaf, Caeathro, Caernarfon LL55 4HJ

01286672575 ~ 07786526799

gareth.rennie@hafodplanningconsultants.co.uk



- 4.4 It will improve heating efficiency in the property and reduce the clutter within the rear garden. The installation will take place in conjunction with the installation of Solar PV panels on the roof of the property.
- 4.5 Noise levels will be very low with a Sound Power Level of 58 dB(A) and Sound Pressure Level of 45 dB(A) at 1m.
- 4.6 Overall, the scale and operating parameters of the Heat Pump will ensure that it will be an unobtrusive addition to the property with no harmful impact on the amenity of residents of the property of neighbouring properties.
- 4.7 Indeed, the benefits of upgrading the existing heating system with a sustainable, low carbon system far outweigh the disbenefits and is supported through policy and subsidy by the Welsh Government.

HAFODPLANNING CONSULTANTS

Hafod Rhug isaf, Caeathro, Caernarfon LL55 4HJ

01286672575 ~ 07786526799

gareth.rennie@hafodplanningconsultants.co.uk

5.0 CONCLUSIONS

5.0 The following conclusions can be drawn from the sections above:-

- ☑ The proposed unit is a relatively modest addition to well established, residential property.
- ☑ It would be consistent with the character and appearance of the surrounding area and would reflect the overall pattern of development.
- ☑ It would utilise appropriate materials which would be consistent with the existing buildings on the site and in the locality.
- ☑ It would not harm the living conditions of nearby residents or the general amenity of the area.
- ☑ It would allow much more flexible and low carbon heating system whilst preserving close family ties and maintaining the existing use of the house.

5.1 To conclude, the proposal would not undermine the Council's policies designed to protect residential or visual amenity. It would satisfy the Council's policies to promote sustainable development and will contribute to a low carbon future for the county and country.

Gareth A. Rennie
BSc(Hons) Dip TP

November 2022

Hafod Planning Consultants