

OFFICER REPORT

Application Number: P2026/0381

Site Address: 18 St Catherines Court Baglan Neath Port Talbot SA12 8AJ

Proposal: Proposed Lawful Development Certificate for an air source heat pump to side of dwelling

Applicant: Mr Anthony Breach

Agent: Mr Andrew Butt

Ward: Baglan

Application Type: Proposed Lawful Development Certificate

Valid Date: 10th June 2026

Statutory Expiry Date: 4th August 2026

Ext. of Time / PPA date:

Publicity Expiry Date: 17th June 2026

RECOMMENDATION - Issue Certificate

SITE AND CONTEXT

The application site is 18 St Catherines Court, Baglan, a semi-detached two storey property with off-street parking to the front and private garden to the rear. The application site is bound by residential dwellings to the north, east and west. The unclassified road 'St Catherine's Court' is situated to the south of the dwellinghouse.

DESCRIPTION OF DEVELOPMENT

A proposed certificate of lawful development has been submitted for the installation an Air Source Heat Pump (ASHP) to the side of the application dwelling. The proposed ASHP is located approximately 4.83m from the common boundary to the north, and approximately 2.5m from the common boundary to the west. The ASHP measures approximately 0.43m (d) x 0.81m (h) x 1.26m (w).

PLANNING HISTORY

The application site has no relevant site history.

Issues

Permitted development

G.1 Development is not permitted by Class G unless the air source heat pump complies with the MCS Planning Standards.

G.2 Development is not permitted by Class G if—

- a) in the case of the installation of an air source heat pump, it would result in the presence of—
 - (i) more than one air source heat pump on, or within the curtilage of—
 - (aa) a dwellinghouse which is not a detached dwellinghouse;
 - (bb) a block of flats;
 - (ii) more than two air source heat pumps on, or within the curtilage of, a detached dwellinghouse;

Condition met- The development proposes only one ASHP to the side of the host property.

- b) in the case of the installation of an air source heat pump, a stand alone wind turbine is installed within the curtilage of the dwellinghouse;

Condition met- The application property does not contain a stand-alone wind turbine within its curtilage.

c) the volume of the air source heat pump's outdoor compressor unit (including any housing) would—

(i) in the case of the installation of an air source heat pump on, or within the curtilage of, a dwellinghouse, exceed 1.5 cubic metres;

(ii) in the case of the installation of an air source heat pump on, or within the curtilage of, a block of flats, exceed 1 cubic metre

Condition met- The proposed ASHP has a volume of approximately 0.44 cubic metres therefore would not exceed 1.5 cubic metres.

d) the air source heat pump would be installed on a pitched roof;

Condition met- The proposed development would not be installed on a pitched roof, it will be situated on ground level to the side of the property.

e) the air source heat pump would be installed on a flat roof where it would be sited within one metre of the external edge of that roof;

Condition met- The proposed development would not be installed on a flat roof, it will be situated on ground level to the side of the property.

f) the air source heat pump would be installed within the curtilage of the dwellinghouse if the dwellinghouse is a listed building;

Condition met- The property is not a listed building.

g) the air source heat pump would be installed on a building or on land within the curtilage of the dwellinghouse or the block of flats if the dwellinghouse or the block of flats is a listed building.

Condition met- The property is not a listed building.

h) the air source heat pump would be installed on a site designated as a scheduled monument;

Condition met- The proposed development is not within a site designated as a scheduled monument.

- i) in the case of land within a conservation area, the air source heat pump—
 - (i) would be installed on a wall or a roof which fronts a highway;
 - (ii) would be installed so that it is nearer to any highway which bounds the curtilage than the part of the dwellinghouse or block of flats which is nearest to that highway

Condition met- The development is not within a conservation area.

- j) in the case of land, other than land within a conservation area, the air source heat pump would be installed on a wall of a dwellinghouse or block of flats if—
 - (i) that wall fronts a highway, and
 - (ii) the air source heat pump would be installed on any part of that wall which is above the level of the ground floor storey

Condition met- The proposed ASHP would not be positioned on a wall or roof that fronts a highway and would be at ground level to the side of the host property.

Conditions

G.3 Development is permitted by Class G subject to the following conditions—

- (a) the air source heat pump must not be solely used for the purpose of cooling;

Condition met- The ASHP is for heating and cooling purposes.

- (b) the air source heat pump must, so far as practicable, be sited so as to minimise its effect on the external appearance of the building;

Condition met- The proposed ASHP will be located to the side of the application property. As such, it is considered appropriately positioned and don't appear visually intrusive.

- (c) the air source heat pump must, so far as practicable, be sited so as to minimise its effect on the amenity of the area; and

Condition met- The proposed ASHP would be positioned to the side of the dwelling and is supported by an MCS 020(a) calculation which passed the required noise assessment. Therefore, it is considered that the proposal would have a minimal impact on the amenity of the area.

(d) the air source heat pump when no longer needed for or capable of microgeneration must be removed as soon as reasonably practicable.

Condition met- ASHP to be removed when no longer needed.

CONCLUSION

By virtue of the fact that the proposed development meets all of the above criteria, it is 'Permitted Development' under Schedule 2, Part 40, Class G of The Town and Country Planning (General Permitted Development) (Amendment) (Wales) (Order 2026). As such, the proposal does not require the benefit of planning permission.

RECOMMENDATION

Issue Certificate

Subject to the following conditions/reasons, which have been imposed for the reasons stated:-

Case Officer	Nia Ferris
Telephone No.	01639 686738
Date of Recommendation	3rd July 2026