

North York Moors National Park Authority

Delegated decision report

Application reference number: NYM/2024/0037

Development description: installation of air source heat pump

Site address: 26 Mulgrave View, Stainsacre

Parish: Hawsker-Cum-Stainsacre

Case officer: Miss Victoria Flintoff

Applicant: Mr John Scottorn

26 Mulgrave View, Stainsacre, Whitby, North Yorkshire, YO22 4NX

Agent: Octopus Energy Services Ltd

fao: Ms Amber Futtit, Uk House, 5th Floor, 164-182 Oxford Street, London, W1D 1NN

Director of Planning's Recommendation

Approval subject to the following:

Condition(s)

Condition number	Condition code	Condition text
1	TM01	The development hereby permitted shall begin not later than three years from the date of this decision.
2	PL02	The development hereby approved shall be only carried out in strict accordance with the detailed specifications and plans comprised in the application hereby approved.
3	MC14	If the use of the air source heat pump hereby approved permanently ceases, it shall be removed within six months of that cessation and the site shall, as far as practical, be restored to its condition before development took place.

Reason(s) for condition(s)

Reason number	Reason code	Reason text
1	RSN TM01	To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.

Reason number	Reason code	Reason text
2	RSN PL01	For the avoidance of doubt and to ensure that the details of the development comply with the provisions of Strategic Policies A and C of the North York Moors Local Plan, which seek to conserve and enhance the special qualities of the National Park.
3	RSN MISC09	In order to return the land to its former condition and comply with the provisions of Strategic Policy A of the North York Moors Local Plan which seeks to conserve and enhance the landscape of the National Park.

Consultation responses

Environmental Health

Although there are some concerns regarding noise output, when considering the minimal level of noise over the permitted development limit and the close proximity to a main A road, there are no objections.

Parish

No objections

Third Party Comments

None received.

Publicity expiry

04 March 2024

Front elevation and rear location of proposed air source heat pump



Background

26 Mulgrave view forms part of a fairly modern estate of houses which are sited at the eastern end of Stainsacre. There is no previous planning history for the site and under permitted development rights it appears that the property has already undergone a range of renewable energy enhancements such as solar panels and electric car charging points.

This application seeks permission to install a single air source heat pump at ground level, at the rear of the property.

Main issues

Local policy context

The most relevant policies contained within the North York Moors Local Plan 2020 to consider with this application are Strategic Policy C (Design), Policy ENV2 (Tranquillity), Policy ENV8 (Renewable Energy) and Policy CO17 (Householder Development).

Strategic Policy C seeks to maintain and enhance the distinctive character of the national park by considering appropriate siting, orientation, layout, and density of proposals in addition to appropriate scale, height and massing and form. Proposals should utilise good quality materials and be of a high-quality, sustainable design that reflects and compliments the architectural character and form of the original building and/or that of the local vernacular.

Policy ENV2 seeks to protect the tranquillity of the National Park. Proposals will only be permitted where there is no unacceptable impact on the tranquillity of the surrounding area and will be considered in relation to visual intrusion, noise, activity levels and traffic generation.

Policy ENV8 states that proposals for the generation of renewable energy will only be permitted where: it is of appropriate scale and design to the locality; it respects and compliments the existing landscape character type; it does not result in an unacceptable adverse impact on the special qualities of the National Park; it meets local energy needs; it provides environmental enhancement or community benefits; and where it makes provision for the removal of the facilities and reinstatement of the site should it cease to be operational.

Policy CO17 seeks to ensure that development within the domestic curtilage of dwellings should take full account of the character of the local area and the special qualities of the National Park. Development will only be permitted where: the scale, height, form, position and design of new development do not detract from the Document title 6 character and form of the original dwelling and its setting; the development does not adversely affect the amenity for the existing and neighbouring occupiers; and that the development reflects the principles of the Authority's design guide.

Material considerations

This application seeks permission to install a single air source heat pump at the rear of the property. It will be sited on the ground behind an existing shed and fence.

The installation of an air source heat pump would work towards Outcome 1 of the NYMNP Management Plan (2022-2017): Addressing Climate Change in addition to Local Plan Policy ENV8 (Renewable Energy).

Within their initial consultation response, the Environmental Health Officer raised concerns regarding the ambiguity of the noise output. However, on assessing the location of the air source heat pump, the distance from the neighbouring property and proximity of the main A170 road when considering background noise, no objections were raised.

In terms of Strategic Policy C and the impact on landscape and neighbouring amenity, the unit would be sited 1.6 metres away from the neighbouring boundary which comprises a tall fence. This is considered a sufficient distance to ensure that any visual impact and noise pollution experienced by neighbouring properties is kept to a minimum, especially when there are no overlooking windows, and the noise output is only minimally higher than the permitted development allowance. Additionally, no concerns from neighbours have been received. There is no impact on the host dwelling, given that this is a modern property with other similar renewable energy sources, such as solar panels.

Whilst air source heat pumps can have a distinct visual impact, the pump would be sited to minimise impact, being relatively low lying at the rear of the property and would not be visible from the main road. The only concern was the visual impact from the cinder track which crosses the rear of the property. However, it is considered that the orientation and shielding of the pump behind a shed is sufficient in reducing any visual impact. For the avoidance of doubt, a condition has been placed to remove any equipment from the property and reinstate the site to its former condition should the equipment permanently cease.

Overall, it is considered that the specified air source heat pump is an appropriate scale and design which respects and compliments the existing landscape with no unacceptable adverse impacts on the special qualities of the National Park. Additionally, it meets local energy needs and is a good opportunity to enable environmental enhancement on a property which is suitable to install it on.

Conclusion

For the reasons outlined above, the proposal meets the aims of Strategic Policy C, Policy ENV2, Policy ENV8 and Policy CO17 and as such, approval is recommended.

Public Sector Equality Duty imposed by section 149 of the Equality Act 2010

The proposal is not considered to unduly affect any people with protected characteristics.

Pre-commencement conditions

Not applicable.

Explanation of how the Authority has worked positively with the applicant/agent

The Authority's Officers have appraised the scheme against the Development Plan and other material considerations and confirmed to the applicant/agent that the development, with the amendments as submitted, are likely to improve the economic, social, and environmental conditions of the area.