

North York Moors National Park Authority

District: Scarborough Borough Council
Parish: Aislaby

Application No. NYM/2017/0434/FL

Proposal: installation of 1 no. air source heating system

Location: 56 Main Road, Aislaby

Decision Date: 22 August 2017

Consultations

Parish - No objection.

Environmental Health Officer -

Site Notice Expiry Date - 01 August 2017.

Director of Planning's Recommendation

Approval subject to the following conditions:

1.	TIME01	The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.
2.	PLAN02	The development hereby approved shall be only carried out in strict accordance with the detailed specifications and plans comprised in the application hereby approved or in accordance with any minor variation thereof that may be approved by the Local Planning Authority.
3.	MISC14	If the use of the air source heat pump hereby approved permanently ceases , it shall be removed from the site within 6 months of that cessation and the site shall, as far as practical, be restored to its condition before development took place.

Reason for Conditions

1.	TIME01	To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.
2.	PLAN01	For the avoidance of doubt and to ensure that the details of the development comply with the provisions of NYM Core Policy A and NYM Development Policy 3, which seek to conserve and enhance the special qualities of the NYM National Park.
3.	MISC07	In order to return the land to its former condition and comply with the provisions of NYM Core Policy A which seeks to conserve and enhance the landscape of the National Park.

Signature:

Paul Fellows

Date:

18/8/17

Application Number: NYM/2017/0434/FL

Background

56 Main Road is located close to the centre of Aislaby Village, forming the end of a terrace of four properties which are set well back on the north side of the road. Rather than fronting and running parallel with the road, the terrace is set at an angle with long front gardens and small rear service yards. Although relatively traditional, the property is not listed but is included within the conservation area. The rear wall of the terrace forms the conservation area boundary and consequently the rear yards are outside of the designated area.

This application seeks full planning permission for the installation of an air source heating system of domestic size. It is proposed to position the external cabinet along the rear yard boundary wall with the neighbour. The cabinet measures 895mm high, 1025mm wide and 420mm deep.

Main Issues

The relevant policies contained within the NYM Core Strategy and Development Policy Document to consider with this application are Core Policy D (Climate Change) and Development Policy 19 (Householder Development).

Development Policy 19 of the NYM Local Development Framework states that proposals for development within the domestic curtilage of a dwelling will need to take full account of the special qualities of the Park's nine landscape character areas and architectural character of settlements and will only be supported where the scale, height, form, position and design of new development does not detract from the character and form of the original dwelling or its setting in the landscape.

Core Policy D (CPD) of the NYM Local Development Framework is keen to promote activities in the National Park in order to promote the causes of climate change and contribute to reducing greenhouse gas emissions by, reducing the use of energy and the need to use energy. Generating energy from renewable sources where these are of a location, scale and design appropriate to the locality and which contribute towards meeting domestic, community or business energy needs within the National Park.

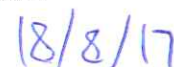
The main issues to consider are whether the proposed air source heat unit would be appropriate for its setting, whether it would help to meet domestic energy needs and whether it would result in any detrimental effects upon the host or neighbouring properties.

It is proposed to install the unit immediately adjacent an existing brick boundary wall at the rear of the property within a modest rear yard. The proposed installation is small in scale and despite the small area of the yard, in terms of its size is not considered to adversely affect the amenities currently enjoyed by the host property on the basis the main garden extends to the front of the dwelling. The unit would be adjacent the boundary shared with the neighbour to the north east but due to its small scale it is not expected to unduly impact on the peace and amenity of neighbouring occupiers over and above what can be reasonably expected. (The installation only just falls outside of the permitted development criteria).

Signature:



Date:



Application Number: NYM/2017/0434/FL

The development would not be prominent in the wider landscape, only being visible over the yard wall which is parallel with the track to the side of the house. By reason of its position within the utilitarian rear yard, the air source heat pump would not result in a significantly detrimental impact upon the character of the host property.

The Parish Council supports the application and no other comments have been received. In view of the above, approval is recommended.

Explanation of how the Authority has Worked Positively with the Applicant/Agent

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Signature: 	Date: 
--	---