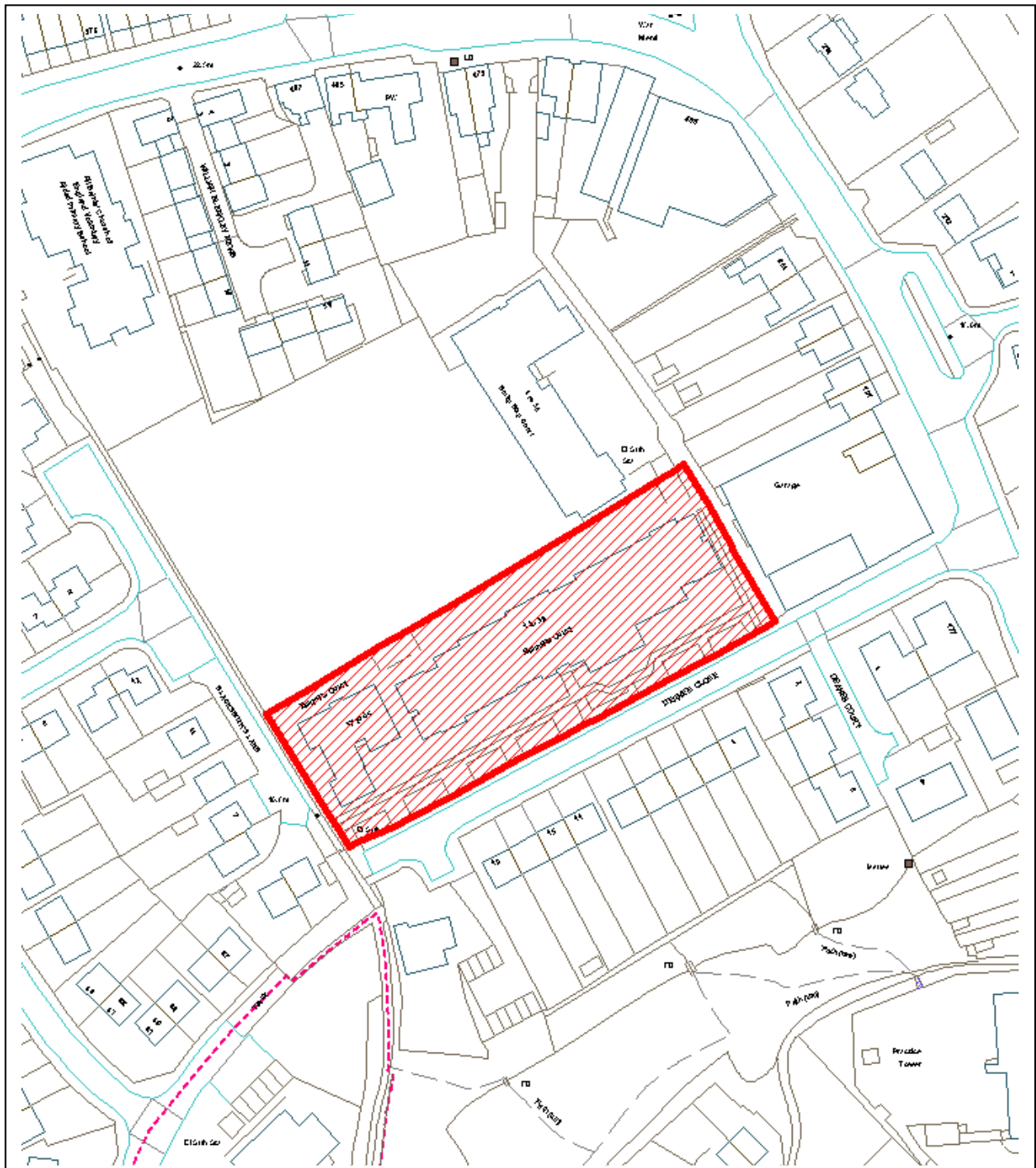


# PLANNING COMMITTEE

4 March 2014

## REPORT OF THE HEAD OF PLANNING

### **A.8 PLANNING APPLICATION - 14/00101/FUL - BELMANS COURT DEANES CLOSE, DOVERCOURT, ESSEX, CO12 4JH**



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<b>Application:</b>	14/00101/FUL	<b>Town / Parish:</b> Harwich Town Council
<b>Applicant:</b>	Tendring District Council - Miss Emma Picking	
<b>Address:</b>	Belmans Court Deanes Close Dovercourt CO12 4JH	
<b>Development:</b>	Proposed replacement of existing heating system involving the installation of air source heat pumps.	

## 1. **Executive Summary**

- 1.1 This application is before members as Tendring District Council is the applicant and landowner.
- 1.2 The proposal involves the upgrading of the heating system to two blocks of flats comprising of the installation of a new air source heating system (46 units in total) on the roof and side elevations of the buildings.
- 1.3 Such improvements result in no material harm to either residential or visual amenity and are considered necessary in providing a more efficient heating system for residents.
- 1.4 The proposals are in accordance with the Development Plan.

**Recommendation:** Approve

**Conditions:**

1. Standard time limit for commencement – 3 years
2. Development in accordance with the submitted plans
3. Anti-vibration mounts to be used for all roof mounted units prior to operation

## 2. **Planning Policy**

**National Policy:**

National Planning Policy Framework (2012)

States planning should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

**Local Plan Policy:**

*Tendring District Local Plan 2007*

QL9 Design of New Development

QL11 Environmental Impacts and Compatibility of Uses

COM23 General Pollution

SD9 Design of New Development

**3. Relevant Planning History**

3.1 None

**4. Consultations**

4.1 Environmental Health

Have concerns over noise and vibration transmission to within the building from the roof mounted plant and also noise from the floor mounted plant. Please impose a condition requiring noise monitoring for existing background levels and predicted levels within the building and at the nearest residential properties at the front and side of Belmans Court.

4.2 The additional information supplied supports the view that the installation of these units should be conditioned to provide installation supports to the units with anti-vibration mountings, to isolate the units from the building structure on the roof mounted units.

4.3 Building Control

Consideration should be given to the additional loading to the roof structure that will arise from the installation of the ASHP units. Consideration should also be given regarding the detrimental effects of drilling through the compartment floors between flats for sound insulation and fire safety purposes. Both of these issues should be easy to resolve at the Building Regulation application stage.

**5. Representations**

5.1 Harwich Town Council has no objection to this application

5.2 No neighbour letters have been received.

**6. Assessment**

6.1 The main planning considerations are:

- Impact upon residential amenity
- Impact upon visual amenity

Proposal

6.2 The proposal involves the upgrading of the heating system with installation of a new air source heating system to two blocks of Council owned flats at Belmans Court. 37 units are proposed to the flat roof section of flats 1-36, and 9 units are proposed to the side elevations of flats 37 to 45. The units serving the flats measure 83.2cm wide by 30.7cm deep by 73.5cm high. The roof mounted unit serving the communal area measures 90cm wide by 32cm deep by 134.5cm high.

6.3 TDC Life Opportunities advise that the proposed works have been pending for a while and that the existing heating is very old, inefficient and beyond economical repair. Different solutions have been investigated including gas connections etc. but the costs associated were considered prohibitive. It is advised that funding has been secured and that the funding was advertised through the energy savings trust for the renewable heat premium payment phase 2 for social housing. TDC Life Opportunities bid on behalf of the authority

for funding to upgrade the heating at 57 Council owned addresses and were successful in achieving an award of £171,000, which will be used to contribute towards replacing existing heating systems with new air source heat pumps at properties located at the application site, Nicholls Close Lawford and 4 individual rural properties which all possess very old existing systems.

#### Site location

- 6.4 The flats are two storeys high located on the north side of Deane's Close. There is a vehicle repair garage to the east; residential development to the south, west and north-east; and school playing fields to the north.

#### Impact upon residential amenity

- 6.5 Environmental Health have expressed concern over potential noise and vibration transmission from the roof top units to within the building, and from potential noise from the wall mounted units. The sound pressure is 48 dBA (51dBA from the larger communal unit).
- 6.6 Additional information has been submitted to confirm that the units will be sited on rubber anti-vibration mounts. Subject to a condition requiring the anti-vibration mountings, to isolate the units from the building structure on the roof mounted units, there would be no material harm to residential amenity.

#### Impact upon visual amenity

- 6.7 The roof mounted units will be sited on the flat roof area between the pitches of the larger building and will not be publicly visible.
- 6.8 The wall mounted units are all located on the smaller building. The four units on the east elevation will be predominantly screened by the larger building. The five units on the west elevation will be clearly visible from Blacksmith's Lane. The proposal represents the installation of modern technology with acknowledged benefits including lower running costs and high levels of efficiency. It is considered that this benefit would outweigh any minor harm to visual amenity.

#### Background Papers

None