

Head of Planning and Environmental Health  
Elmbridge Borough Council  
Civic Centre  
High Street  
Esher  
KT10 9SD

21 May 2024

Dear Madam

**Householder application: Air source heat pump (revision to 2024/0197)**

**Location: Site Of Tara Cavendish Road Weybridge Surrey KT13 0JT**

I refer to the above addressed property and confirm that we are acting on behalf of the applicants in relation to this revised application.

Planning application 2024/0197 was refused for the following reason *“The site is subject to TPO EL:22/32, and no supporting arboricultural information was supplied with the documents attached to the application. The Council remains unsatisfied that reasonable protection will be fully afforded to retained trees throughout the proposed development and as such, it is considered that the proposal is contrary to Policy DM6 of the Elmbridge Development Management Plan 2015 and the National Planning Policy Framework 2023.”*

This application is supported by an arboricultural assessment, confirming that there will be no harm to nearby trees. This addresses the above reason for refusal.

This application is also accompanied by the following:

- Location plan
- Block plan

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- Air conditioning technical data
- Plant noise impact assessment
- CIL form

**Site description and relevant history:**

The application site comprises a sloping site located on the eastern side of Cavendish Road within the St George’s Hill private estate. The site is within the designated ‘Special Low Density Residential Area’.

Planning permission was granted in February 2018 for application 2017/3069 “*Detached two-storey house with basement, integral garage, associated landscaping, rear ground floor raised terrace and front gates and piers*”. The approved dwelling is substantially complete.

**Proposed development:**

The proposed condenser will be located to the rear of the dwelling, in the SE corner of the garden as per the proposed block plan extract below:



*Block plan extract – proposed condenser outlined in SE corner*

The condenser will measure 7.05 metres x 3.64 metres and will be surrounded on all sides by 2.5-3 metre high Laurel planting.

**Planning policy:**

The following policies are relevant on the consideration of this application:

Core Strategy 2011:

CS4 - Weybridge

Development Management Plan 2015:

DM2 - Design and amenity

DM5 - Pollution (Noise, odour and light)

DM8 - Refuse, recycling and external plant

CS4 – Weybridge:

*“Weybridge is an area with a high quality environment. All new development will need to be well designed, integrate with, and enhance local character.”*

DM5 – Pollution (a. Noise, odour and light):

*“All development that may result in noise or odour emissions or light pollution will be expected to incorporate appropriate attenuation measures to mitigate the effect on existing and future residents. New development located near to existing noise, odour or light generating uses will be expected to demonstrate that the proposal is compatible and will not result in unacceptable living standards...”*

DM8 - Refuse, recycling and external plant:

*“Proposals will be acceptable provided that:*

- a. The location and design of bin storage, waste facilities and any proposed external plant, such as air conditioning units and extract flues, have been considered at the outset and are integral to the development,*
- b. The design and siting of bin storage and external plant respect the visual amenities of the host building and the area”*

**Planning assessment:**

Impact on character:

The proposed condenser is modest in scale and will be discretely located within the rear garden of the new dwelling. As indicated on the submitted plans, the condenser will be surrounded on all sides by 2.5-3 metre high Laurel planting, and this can be secured by planning condition. As such, there will be no adverse impact on character or visual amenities of the area. It is considered that the proposal complies with would comply with relevant Development Plan policies.

Impact on neighbouring amenity:

In order to comply with the St George's Hill Residents' Association 'Planning Guidelines' (July 2022) the condenser is positioned just over 6 metres from the shared boundary with 'Mystras' to the South. Furthermore, the application is accompanied by a noise impact assessment, which concludes:

- *Plant noise limits have been set based on the methodology contained in BS4142, the results of a background noise survey and the requirements of EBC, to control the noise from the proposed condensing units.*
- *In accordance with the typical requirements of EBC, the noise limit has been set 5 dB below the lowest measured background noise level.*
- *Predictions have shown that the noise criterion is met at all assessment locations during all periods of the plants proposed operation, assuming, all three units are installed within the bespoke acoustic louvred enclosure*
- *predicted noise levels would be approaching the level at which no effects are observed to occur*
- *On the basis of this assessment, it is considered that noise does not pose a material constraint to the operation of the condensing units*
- *The proposed condenser will not adversely affect the residential amenities of neighbouring occupants and is therefore acceptable.*

In the meantime, if you require any further clarification do not hesitate to contact us.

Yours faithfully

Tara Everson MRTPI

For and on behalf of Planit Consulting