

Delegated Decision Report

Application No:	25/1013	Statutory Period Expires:	13th February 2026
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Site:	12 Exeter Street Newport NP19 8DE		
Proposal:	SITING OF AIR SOURCE HEAT PUMP		
Applicant:	Y C Lee		
Type:	Full	Ward:	Victoria
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

- 1.1 The proposed Air Source Heat Pump is located within 3 metres of the boundary of the property. As such, the installation is not Permitted Development under the Town and Country Planning (General Permitted Development) Order 1995 (as amended).

2. SITE LOCATION AND CONTEXT

- 2.1 12 Exeter Street is a two-storey terraced dwelling located in the Victoria ward. The rear garden backs onto the residential parking area for Tower Court.

3. DESCRIPTION OF DEVELOPMENT

- 3.1 It is proposed to install a Worcester Bosch compress 2000 10kw air source heat pump to the rear of the property. It will measure 864mm in height, 1385mm in width and 445mm in depth. It is to be located between 300mm and 400mm from the shared boundary with no.14 Exeter Street.

4. RELEVANT SITE HISTORY

None.

5. PLANNING POLICY

- 5.1 THE NATIONAL DEVELOPMENT FRAMEWORK: FUTURE WALES - THE NATIONAL PLAN 2040

Future Wales sets out the Welsh Government's land use priorities and provides a national land use framework for SDPs and LDPs. Future Wales concentrates on development and land use issues of national significance, indicating areas of major opportunities and change, highlighting areas that need protecting and enhancing and helping to co-ordinate the delivery of Welsh Government policies to maximise positive outcomes.

Policy 1 - Where Wales Will Grow

Policy 2 - Shaping Urban Growth and Regeneration - Strategic Placemaking

Policy 9 - Resilient Ecological Networks and Green Infrastructure

- 5.2 PLANNING POLICY WALES (EDITION 12) 2024

3.3 - Good design is fundamental to creating sustainable places where people want to live, work and socialise.

3.4 - Meeting the objectives of good design should be the aim of all those involved in the development process and should be applied to all development proposals at all scales.

- 5.3 NEWPORT LOCAL DEVELOPMENT PLAN (2011-2026)

- GP2 (General Amenity)
- GP6 (Quality of Design)
- GP7 (Environmental Protection and Public Health)

- 5.4 SUPPLEMENTARY PLANNING GUIDANCE
NONE.

6. CONSULTATION RESPONSES

6.1 ENVIRONMENTAL HEALTH OFFICER

I confirm I have no objections to the proposals; however conditions should be attached to any permission granted;

7. PUBLIC REPRESENTATIONS

Neighbour notification letters were sent on 27.11.2025.

7.1 NEIGHBOURS: 2no neighbours were consulted. No response received to date.

8. ASSESSMENT

8.1 Visual Amenity/ Character and Appearance;

Air source heat pumps (ASHPs) must be sited to have minimal effect on the external appearance of the property and wider amenity of the area. The ASHP is to be sited at the rear of the main house, in the southeastern corner of the rear garden. The ASHP would not be visible from the public realm and is an appropriate siting for the proposal. As such, it is considered that there would not be an adverse visual impact caused by the proposal. Therefore, the proposal accords with Policy GP2 of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015).

8.2 Residential Amenity:

As the ASHP is located between 300-400mm away from a neighbouring shared boundary, noise impact has been considered as part of this application and as such the Environmental Health officer was consulted. The Environmental Health Officer offers no objection, but various conditions are recommended that relate to future maintenance of the plant, specific details of the base upon which it is sited and specific details of an acoustic fence. These matters are for the operator and responsible homeowner to manage and ongoing maintenance of the pump is not suitably controlled via planning condition. The MCS 020 noise assessment submitted with the application indicates that the ASHP would pass, due to the sound rating level of 60dBA not being exceeded. The rated noise output on the ASHP is 36.2dB. Moreover, the ASHP is located 8.5m from the nearest neighbouring habitable window and there is an existing brick wall boundary treatment along the shared boundary which acts as an acoustic panel. The Council's Environmental Health officer is satisfied that the pump would not have an unacceptable level of noise output so there is no reason to consider any demonstrable impact upon amenity insofar as noise is concerned.

9. OTHER CONSIDERATIONS

9.1 *Crime and Disorder Act 1998*

Section 17(1) of the Crime and Disorder Act 1998 imposes a duty on the Local Authority to exercise its various functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent, crime and disorder in its area. This duty has been considered in the evaluation of this application. It is considered that there would be no significant or unacceptable increase in crime and disorder as a result of the proposed decision.

9.2 *Equality Act 2010*

The Equality Act 2010 identifies a number of 'protected characteristics', namely age; disability; gender reassignment; pregnancy and maternity; race; religion or belief; sex; sexual orientation; marriage and civil partnership.

9.3 Having due regard to advancing equality involves:

- removing or minimising disadvantages suffered by people due to their protected characteristics;
- taking steps to meet the needs of people from protected groups where these differ from the need of other people; and
- encouraging people from protected groups to participate in public life or in other activities where their participation is disproportionately low.

9.4 The above duty has been given due consideration in the determination of this application.

It is considered that there would be no significant or unacceptable impact upon persons who share a protected characteristic, over and above any other person, as a result of the proposed decision.

9.5 *Planning (Wales) Act 2015 (Welsh language)*

Section 31 of the Act clarifies that impacts on the Welsh language may be a consideration when taking decisions on applications for planning permission so far as it is material to the application. This duty has been given due consideration in the determination of this application. It is considered that there would be no material effect upon the use of the Welsh language in Newport as a result of the proposed decision.

9.6 *Newport's Well-Being Plan 2018-23*

The Wellbeing of Future Generations (Wales) Act 2015 imposes a duty on public bodies to carry out sustainable development in accordance with the sustainable development principle to act in a manner which seeks to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs. This duty has been considered during the preparation of Newport's Well-Being Plan 2018-23, which was signed off on 1 May 2018. The duty imposed by the Act together with the goals and objectives of Newport's Well-Being Plan 2018-23 have been considered in the evaluation of this application. It is considered that there would be no significant or unacceptable impact upon the achievement of wellbeing objectives as a result of the proposed decision.

10. CONCLUSION

- 10.1 The ASHP is suitably sited and would not have an adverse visual impact or impact on the amenity of the neighbouring occupier through noise generation.

11. DECISION

GRANTED WITH CONDITIONS

01 The development shall be implemented in accordance with the following plans and documents:

- Site Location Plan
- Proposed ASHP Location
- Proposed Site Plan
- CS2000 One Pager with KW Output Table
- Heat Pump Location Assessment

Reason: In the interests of clarity and to ensure the development complies with the submitted plans and documents on which this decision was based.

NOTE TO APPLICANT

01 This decision relates to plan Nos: Site Location Plan, Proposed ASHP Location, Proposed Site Plan, CS2000 One Pager with KW Output Table, Heat Pump Location Assessment, Existing Site Plan.

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies GP2, GP6 and GP7 were relevant to the determination of this application.

03 Due to the minor nature of the proposed development (including any demolition) and the location of the proposed development, it is considered that the proposals did not need to be screened under the Environmental Impact Assessment Regulations.