
PROPOSAL:	Installation of air Source heat Pump (ASHP) to front elevation of dwelling
LOCATION:	46 Drumclog Crescent Darvel East Ayrshire KA17 0BA
REFERENCE:	26/0053/PP
RECOMMENDATION:	Approve with conditions
OBJECTIONS: 0	SUPPORT: 0

SITE AND PROPOSED DEVELOPMENT DESCRIPTION

The property is a 2-storey end of terrace of terrace dwelling set within an established residential area. The application dwelling adjoins no. 45 to the south. To the north is the rear garden of No. 47 which is situated perpendicular to the application dwelling.

The proposed air source heat pump would be positioned below the kitchen window on the front elevation of the dwelling. The air source heat pump will be an Aira Outdoor Unit and will measure L1216 x W400 x H1005 mm and would be set 200mm out from the front elevation and would be 1300mm from the southern boundary with the adjoining dwelling at 45 Drumclog Crescent. The casing will be a typical dark finish associated with this type of air sourced heat pump.

An 'Aira' installation manual and a noise assessment report (heat pump sound assessment) accompany this planning application.

PLANNING HISTORY

There is no recent planning history associated with this dwelling.

CONSULTATION RESPONSES

East Ayrshire Council Environmental Health (EH) – initially required mitigation in respect of potential noise impacts upon adjacent and nearby properties in order to minimise noise impacts and preserve residential amenity for residents in other properties.

Following the submission of a noise assessment report (heat pump sound assessment) and revised calculations of the noise assessment along with photographs identifying the position of the upper bedroom on the front elevation of the adjoining dwelling at No. 45 Drumclog Crescent, the Council's Environmental Health Service do not require any such mitigation.

REPRESENTATIONS

Following the expiry of the representation period, no representations have been received. IDOX and Uniform checked, 23.06.2026.

DEVELOPMENT PLAN POLICIES

The development plan for the area comprises the adopted East Ayrshire Local Development Plan 2 (LDP2) and National Planning Framework 4 (NPF4).

East Ayrshire Local Development Plan 2 (LDP2):

RES3: Residential Amenity
DES1: Development Design
SS2: Overarching Policy

LDP2 Supplementary Guidance:

Design and Placemaking – Householder Development

National Planning Framework 4 (NPF4):

Policy 16(g): Quality homes

Policy 14: Design, quality and place

ASSESSMENT OF APPLICATION

Sections 25 and 37(2) of the Town and Country Planning Scotland Act 1997 requires that planning applications be determined in accordance with the Development Plan unless material considerations indicate otherwise.

As set out within Section 24(3) of the 1997 Act (as amended), where there is incompatibility between particular provisions of NPF4 and the Local Development Plan, the later in date will prevail. As the NPF4 predates LDP2, it is LDP2 which will prevail, where there is incompatibility between these.

The key considerations in the assessment of this application are:

- Residential Amenity
- Design

Residential Amenity

Policies RES3 of EALDP2 and 16(g) of NPF4 seek to ensure that any householder development works do not adversely affect any neighbouring properties, through overlooking, loss of privacy and loss of daylight.

Consideration is given to the proposed positioning of this unit to the front of the dwelling and it is noted that there is presently a small white utilities box to the front of each dwelling within this row of houses. There is also a timber shed positioned to the front of the adjoining property at 45 Drumclog Crescent. Given the nature, scale and positioning of the proposed development, the structure associated with the air sourced heat pump is not considered to cause any impacts upon the neighbouring properties. While there will be an element of noise associated with the operation of the pump, air sourced heat pumps are becoming more common additions to residential properties and the noise levels created by their operations are not considered to be significant enough to cause a significant detrimental impact on the amenity of the neighbouring properties or local area. The Council's Environmental Health Service has also been consulted on this planning application and after further information from the agent, they raise no objection to the proposals.

Therefore, the proposal is not considered to cause any adverse residential amenity impacts that would warrant refusal of the application and is compliant with Policies RES3 and 16(g).

Design

Policies DES1 of the LDP2 and 14 of NPF4 require a development to be of a suitable design, seeking that a development is compliant with the six principles of a successful place and improving the overall quality of a property and area. The Council's Design and Placemaking Supplementary Guidance documents also sets out key principles for householder developments. In this regard it is suggested that apparatus should be located in a manner which respects the architectural detailing of buildings and should be disguised or concealed from public view. As the proposed air source heat pump would be

positioned to the front of the dwelling and alternative positions have been discussed with the agent, however it was explained that there were no alternative locations available.

In this instance, the proposed air source heat pump will be a typical cuboid structure with an appropriate finish. Given the overall size, scale and location, the structure is not considered to affect the design features of the dwelling. Whilst positioned to the front of the dwelling which forms part of a terraced row of dwellings, it is a small-scale addition of an acceptable design and finish and would sit alongside the existing utilities box situated to the front of the dwelling. The proposed unit would be set below the mid-point of the kitchen window which would bring a degree of balance to the appearance of the front elevation of the dwelling. During the site visit, it was noted that there was a timber structure located to the front elevation of the adjoining property at No. 45 Drumclog Crescent. This structure is significantly larger than the proposed unit and the proposed air source heat pump would be notably smaller in size and scale and would occupy a central position below the kitchen window which would bring a balance to the dwelling. The air source heat pump is considered to be appropriately located on the front elevation of the dwelling and will have the added benefit of reducing the emission associated with the property. The proposal is compliant with Policies DES1 of the LDP2 and 14 of NPF4

CONCLUSIONS

This proposal seeks planning permission to install an air sourced heat pump to the property at 46 Drumclog Crescent, Darvel.

The cabinet structure associated with the air sourced heat pump will be located to the front elevation of the dwelling in a central position below the kitchen window. It will not adversely affect any architectural features of the property. It will also have the added positive impact that it will help improve the energy efficiency of the property.

Overall, this adaptation will not have an adverse impact upon the visual amenity of the dwelling and is therefore considered to be compliant with the relevant Development Plan policies, as well as the principles of the East Ayrshire Supplementary Guidance. Having considered all the relevant matters such as the material considerations highlighted within this report, there are none that would warrant the refusal of the application to outweigh the provisions of the Development Plan.

RECOMMENDATION

It is recommended that this application be approved subject to conditions.

REASONS FOR DECISION

The proposed development is considered to be in accordance with the policies of the East Ayrshire Development Plan and there are no material considerations in respect of the proposal that would justify refusal of the application.

CONDITIONS:

1. The development hereby permitted shall be commenced within 3 years from the date of this planning permission.

Reason: To define the duration of this consent and to accord with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended.

Case Officer – A.M Turner

Appointed Officer – Fiona Finlay

Chief Planning Officer – Pamela Clifford