



Supporting Statement

The Gables
Courtmead Road
Cuckfield
RH17 5Lp

October 2026

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1. Introduction

- 1.1. This statement supports an application for a Certificate of Lawfulness of Proposed Use or Development for the installation of one external Daikin 5MXM90A8 air source heat pump (ASHP) within the rear garden of The Gables, Courtmead Road, Cuckfield, RH17 5LP.
- 1.2. The proposed system is a reversible air-to-air heat pump (ASHP) providing both heating and cooling. The application seeks confirmation that the proposed installation constitutes permitted development under Schedule 2, Part 14, Class G of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended.

2. Site & Proposal

Property	The Gables, Courtmead Road, Cuckfield, RH17 5LP
Property Type	Detached
Designation	Cuckfield Conservation Area
Listed Status	Not listed
Outdoor unit	Daikin 5MXM90A8 ASHP
System function	Reversible ASHP: heating & cooling
Position	Ground level in rear garden, immediately adjacent to the existing brick garage (see plans for details)
Garage clearance	250 - 500mm
Nearest relevant neighbour window	13m
Intervening Feature	Existing hedge, no acoustic attenuation claimed



3. Permitted Development Basis

- 3.1. Class G permits the installation, alteration or replacement of a microgeneration air source heat pump on a dwellinghouse or within its curtilage, subject to the limitations and conditions in Class G and compliance with the applicable MCS Planning Standards.
- 3.2. The relevant Class G requirements for this proposal are addressed in this statement. In summary:
 1. the ASHP must comply with the applicable MCS Planning Standards, being MCS 020a for the sound calculation;
 2. the permitted number of ASHPs must not be exceeded;
 3. no wind turbine may be installed on the same building or within the relevant curtilage;
 4. the outdoor compressor unit, including housing, must not exceed 1.5 cubic metres for a dwellinghouse;
 5. the ASHP must not be installed on a pitched roof, and specific restrictions apply to flat-roof installations;
 6. permitted development rights do not apply where the relevant dwellinghouse is listed or the installation is on a Scheduled Monument;
 7. specific siting restrictions apply on land within a Conservation Area or World Heritage Site;
 8. the ASHP must not be used solely for cooling;
 9. the ASHP must, so far as practicable, be sited to minimise its effect on the external appearance of the building and the amenity of the area; and
 10. the ASHP must be removed as soon as reasonably practicable when no longer needed.



4. Conservation Area & Article 4

- 4.1. The property lies within the Cuckfield Conservation Area. The proposed ASHP is ground-mounted within the rear garden, immediately adjacent to the existing brick garage. It is not installed on a wall or roof which fronts a highway and is not positioned nearer to Courtmead Road, which bounds the curtilage, than the part of the dwellinghouse nearest to that highway. The proposal is therefore considered to satisfy the specific Class G siting limitations applicable to land within a Conservation Area.
- 4.2. The Cuckfield Conservation Area Article 4 Direction reviewed for this application identifies The Gables as excluded from the Direction. On that basis, the Direction is not considered to remove the permitted development right relied upon by this application.
- 4.3. A review of the available planning history for The Gables has not identified any planning condition removing the Part 14 Class G permitted development rights relevant to this proposal.

5. Equipment & Position

- 5.1. The proposed outdoor unit is a Daikin 5MXM90A8 reversible air source heat pump. The manufacturer's technical information identifies an outdoor-unit sound power level of 64 dB(A). The manufacturer's technical information is reproduced within the accompanying MCS 020(a) Permitted Development Noise Assessment Evidence.
- 5.2. The published unit dimensions are approximately 734 mm high x 974 mm wide x 408 mm deep. This gives an approximate volume of 0.292 cubic metres, which is below the 1.5 cubic metre Class G limit applicable to a dwellinghouse.
- 5.3. The ASHP will be positioned at ground level immediately adjacent to the existing brick garage within the rear garden, approximately 250-500 mm from the garage wall. Drawing P003 identifies the proposed unit position and the 13 m distance used in the MCS 020(a) calculation to Assessment position 01, identified in the submitted evidence as the nearest relevant neighbouring habitable-room window.



6. Assessment Against Class G

- 6.1. MCS Planning Standards.** A formal MCS 020(a) assessment has been carried out. The submitted calculation uses a 64 dB(A) sound power level, Q=4 (two reflective surfaces), a 13 m distance to Assessment Position 1 and no barrier attenuation, returning 36.7 dB(A) against the 37.0 dB(A) criterion. The formal calculation and supporting manufacturer/site evidence should be read together.
- 6.2. Number of ASHPs.** The Gables is a detached dwellinghouse and this would be the first ASHP installation at the property. The proposal therefore does not exceed the Class G limit applicable to a detached dwellinghouse.
- 6.3. Wind turbines.** There are no existing wind turbines on the dwellinghouse or within its curtilage.
- 6.4. Outdoor-unit volume.** The proposed unit has an approximate volume of 0.292 cubic metres and is therefore below the 1.5 cubic metre limit.
- 6.5. Roof restrictions.** The ASHP is ground-mounted within the rear garden and is not proposed on either a pitched or flat roof.
- 6.6. Listed building / Scheduled Monument.** The dwellinghouse is not listed and the proposal is not on a site designated as a Scheduled Monument.
- 6.7. Conservation Area siting.** The unit is ground-mounted within the rear garden. It is not installed on a wall or roof fronting a highway and is not nearer to Courtmead Road than the part of the dwellinghouse nearest to that highway.
- 6.8. Heating and cooling.** The Daikin 5MXM90A8 is reversible and provides both heating and cooling. It is therefore not used solely for cooling.
- 6.9. Appearance and amenity.** The proposed position has been selected to minimise, so far as practicable, the effect of the installation on the external appearance of the building and the amenity of the area. The unit is at ground level, immediately adjacent to the garage, away from the public frontage and separated from the neighbouring property by an established hedge. No acoustic attenuation is claimed for the hedge.
- 6.10. Removal.** The ASHP will be removed as soon as reasonably practicable when it is no longer needed.

7. MCS 020a Assessment

- 7.1.** A formal MCS 020(a) Air Source Heat Pump Sound Calculation has been carried out for the proposed unit. The calculation adopts the



manufacturer's nominal sound power level of 64 dB(A), Q=4, a 13 m distance to Assessment Position 1 and no barrier attenuation. It returns 36.7 dB(A), below the 37.0 dB(A) criterion.

- 7.2. Drawing P003 identifies the proposed ASHP position and the 13 m assessment distance. The accompanying noise evidence records the proposed installation area, the brick garage wall, existing vegetation and the manufacturer's technical data. The vegetation has not been relied upon for acoustic attenuation.
- 7.3. The 13 m distance is the distance recorded on drawing P003 and used in the submitted MCS 020(a) calculation. Assessment Position 1 is identified in the submitted evidence as the nearest relevant neighbouring habitable-room window.

8. Conclusion

- 8.1. The proposed Daikin 5MXM90A8 is a reversible ASHP providing both heating and cooling and is therefore not used solely for cooling. It is proposed within the domestic curtilage at ground level in a discreet rear-garden position. Its approximate volume of 0.292 cubic metres is comfortably within the Class G limit.
- 8.2. The proposal is considered to satisfy the applicable Class G limitations and conditions relating to the number of units, wind turbines, unit volume, roof siting, listed buildings/Scheduled Monuments, Conservation Area siting, heating/cooling function, visual appearance, amenity and removal when no longer needed.
- 8.3. Compliance with the applicable MCS Planning Standard has been demonstrated by the formal MCS 020a assessment. The proposal is therefore considered capable of constituting lawful permitted development under Schedule 2, Part 14, Class G of the GPDO. A Proposed Lawful Development Certificate is sought to formally confirm the position.

