Expiry Date – 02/11/2023

Development Control – Delegated Officer Report

Application Number: AWDM/1213/23 Recommendation – APPROVE

Site: 25 Goldsmith Road Worthing West Sussex BN14 8ES

Proposal: Installation of 9 solar panels on flat, single storey garage roof, mounted at a 10 degree angle.

Date of site visit: 27/09/2023

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:
The application site is located on the northern side of Goldsmith Road. The outbuilding which is where the proposed solar panels will be located, is located at the rear of the garden. Number 25 is an end of terrace property, as much of the rest of the road the property has a fronted gable. The character of the area has terraces of four properties, with those on each end having fronted gables and hipped roofs. A number of properties have converted the hips to gables and dormers.

The gardens of the properties along Goldsmith Road are characteristically long and thin. To the rear of the gardens there are a number of outbuildings which have been built, the application site has a garage to the rear that has now become an outbuilding that is not used for the parking of vehicles. To the front of the garage there is a canopy which covers a concreted area. Access to the outbuilding is achieved to the side of the property and the side road runs the full length of the property.

Proposal:
The proposal relates to the introduction of 9no. solar panels to the top of the outbuilding. The solar panels will be installed at a 10 degree angle. This results in a maximum increase in height of 0.3m. The solar panels are located in three sets of three panels. Each of which will be located 0.4m from the side edge of the roof and 0.75m from the north and south edges. Between each of the sets they will be spaced at 0.47m apart.

Relevant Planning History:
None

Consultations:
None

Representations:
Three representations from nearby occupiers have been received. Concerns have been raised over the clarity of the application documents with plans being amended as a result. One representation relates to the loss of light and an overbearing impact.

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework (HCLG 2023)
National Planning Practice Guidance
SPG 'Extending or Altering Your Home' (WBC)

Planning Assessment

There is no objection in principle to extensions and alterations to residential dwellings within the built-up area. The key considerations are the effects on the visual and residential amenities of the locality.

Visual Amenity
Due to the location to the rear of the property and on the top of the outbuilding there is not considered to be any impact to the street scene or the character of the area. Furthermore, due to the depth of the gardens the potential views that could be achieved due to the property being an end of terrace are mitigated.

The low level of the solar panel also helps to ensure that they will not be any impact on the street scene. As such it is considered that the proposed development is complaint with the Worthing Local Plan 2023.

Residential Amenity
Due to the location on the top of an outbuilding to the rear of the property those most affected by the proposed development would be Nos. 16, 18 and 20 Sheridan Road. There would also be some impact on the neighbouring properties within Goldsmith Road, however, with the outbuilding being separated slightly from the boundary the impact on both sides is considered to be reduced. To the east the access provides a gap between the proposal and the neighbouring boundary. To the west there is also a separation through a lean to which screens the proposal from the boundary. With the low level nature of the solar panels it is not considered that the solar panels will impact the neighbouring properties on Goldsmith Road.

When considering the impact of the proposed solar PV installation on the neighbours to the north on Sheridan Road, the key considerations are the potential impacts on overshadowing and overbearing effect rather than they will be visible from first and second storey windows. There is a separation between the outbuilding and the neighbour's boundary which is due to the access pathway to the rear of the garden, in turn this means the solar panels will be positioned away from the neighbouring boundaries. This paired with the solar panels being set approximately 0.75m from the rear edge ensures that there will be very limited impact on the overshadowing of the neighbouring gardens.

The maximum increase in height of 0.3m means that there is a limited impact on the neighbouring properties. The rear of the properties that are impacted the most all have some form of structure at the end of their gardens being either sheds or outbuildings. This will also further reduce the impact of the PV panels.

With the location of the solar panels and the separation from the boundaries it is not considered that the solar panels would result in an unacceptable impact on the neighbouring properties. As such it is considered that the application is in accordance with the Worthing Local Plan 2023.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit

Informative

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Is recommendation contrary to letter(s) of representation? Y

Case Officer: Finlay Gardner Date: 07/11/2023

Authorised by: Jo Morin Date: 07.11.2023