Development Control – Delegated Officer Report

Application Number: ADC/0034/09 **Recommendation – Permit Application**

Site: **Adur Lodge The Street Shoreham-by-Sea West Sussex**

Proposal: **2 solar panels on flat roof on west side with piping on north side**

The Application

The site is located within the built up area of Shoreham within the Conservation Area. A detached Grade II listed building dating back to the early-mid 19th century. There is as existing a tall and distinctive cobbled flint wall which fronts the highway which encloses the rear garden on the north west side of the building. On the north east side there is a driveway with vehicular access from The Street.

Permission is sought for 2 solar panels to be fixed onto the flat roof of the building. The total width of the panels is 2.084 metres with a depth of 1.6 metres. They will be tilted on one side adjacent to the parapet wall which is 0.85 metres high. The panels will be set beneath the existing parapet. Consent is also sought for piping which will run from the panels across the roof and down the north side of the building. This piping will be copper, lagged with black insulation with a 46 mm diameter.

Consultations and Representations

Local Development Services West Sussex County Council: -
Conservation Architect: - It is very well concealed, the service pipes are discreet. Permit.

A.D.G.A.G: - No objection

Third Parties: - No third party representations have been received.

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7, AB4, AB7 and Appendix II 'Supplementary Planning Guidance' comprising Development Control Standard No. 3 'Extensions and Alterations to Dwellings'
PPS1 'Delivering Sustainable Development (ODPM 2005) and Supplement 'Planning and Climate Change'
PPG15 'Planning and the Historic Environment' (DoE 1994)
PPS22 'Renewable Energy' (ODPM 2004)

Planning Assessment

Policies

The recent Supplement 'Planning and Climate Change' to PPS1 highlights the importance attached by the Government to tackling global climate change through encouragement of sustainable forms of development, including decentralised renewable or low-carbon energy supply. PPS22 'Renewable Energy' states that local planning authorities should consider the opportunity for incorporating renewable energy projects in all new developments. Small-scale renewable energy schemes utilising technologies such as solar panels, biomass heating, small-scale wind turbines, photovoltaic cells and combined heat and power schemes can be incorporated both into new development and some existing buildings. 'Permitted development rights' have just been increased to allow, without making a planning application, small solar photovoltaics and solar thermal installations on dwellings, plus ground and water source heat pumps and flues for biomass boilers and combined heat & power units.

There is a statutory duty to have special regard to the desirability of preserving or enhancing the architectural character and appearance of listed buildings and Conservation Areas, as reflected in policies AB4 and AB7 of the Adur Local Plan.

Residential Amenity

The nearest neighbouring properties to the site are 8 The Street to the east and Shearings to the west, the solar panels are to be positioned on the flat roof behind the parapet wall and there will therefore be no adverse impact on the residential amenities of the occupiers of the adjacent dwellings.

Impact on Listed Building and Conservation Area

It is not considered that the proposed solar panels or associated piping will have any adverse impact on the architectural character and appearance of the Grade II listed building. The solar panels will not be visible when the building is viewed within the street scene and conservation area. The proposed piping will be black to match the existing drain pipes on the building. The County Architectural Advisor has no objections to the proposal.

Recommendation

APPROVE for reason that :-

The proposal is a sustainable form of development that would help reduce carbon dioxide emissions as set out in Government policy in PPS1 (and the Supplement 'Planning and Climate Change') and PPS22, without having unacceptable detriment to the character and appearance of the Conservation area or architectural merit of the Grade II listed building. It would consequently

not conflict with the policies AG1, AH7, AB4 & AB7 of the Adur District Local Plan.

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Case Officer... [redacted] .....Date.....14/5/09

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