Development Control – Delegated Officer Report

Application Number: ADC/0147/09 **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 (application for listed building consent)**

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.

Listed building consent 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): AB7
PPG15 'Planning and the Historic Environment' (DoE 1994)

Planning Assessment

The relevant concerns are limited to the effects of the proposed solar panels and piping on the character and appearance of the Grade II listed building.

Policies

The application site is a Grade II listed building within the Conservation Area. There is a statutory duty to have special regard to the desirability of preserving or enhancing the architectural character and appearance of listed buildings as reflected in policy AB7 of the Adur Local Plan.

Impact on Character and Appearance of Listed Building

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 :-

1PC (amended) The proposal would preserve the character of the listed building, its setting and any features of special architectural or historic interest which it possesses and would accord with the relevant policies of Adur District Local Plan (AB7)

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Case Officer... [redacted] .....Date.....14/5/09 - 98 14/5