Expiry 20/3/09

Development Control – Delegated Officer Report

Application Number: ADC/0033/09 **Recommendation – Permit Application**

Site: **66 The Meadway Shoreham-by-Sea West Sussex BN43 5RP**

Proposal: **Solar panels on rear dormer roof**

The Application

The site is located in the built up area of Shoreham Beach. A chalet bungalow with a front balcony and rear flat roof dormer with dummy pitch. To the east of the site is a detached bungalow and to the west is a semi detached two storey house. The street comprises of dwellings of various type, style and appearance.

Permission is sought to install solar panels on the flat roof of the existing rear dormer. Three solar panels are proposed, with a total width of 2.1 metres and length of 1.64 metres. The solar panels are to be tilted at one end with a fixed frame to a maximum of 0.4 metes, facing south.

Consultations and Representations

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

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005) (saved policies): LOC1, DEV1
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7
PPS 1 'Delivering Sustainable Development' (ODPM 2005) and Supplement 'Planning and Climate Change' (DCLG 2007)
PPS22 'Renewable Energy' (ODPM 2004)

Planning Assessment

Policies

Structure Plan policies seek to protect and where possible enhance the character and distinctiveness of an area, requiring high standards of design, layout and construction (DEV1). Policy AH7 of the Local Plan states that extensions and alterations to houses and bungalows should not have an adverse impact on the residential amenities of the occupiers of the neighbouring dwelling to an unacceptable degree.

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.

Residential Amenity

It is not considered that the proposed solar panels will have any adverse impact on the residential amenities of the occupiers of the adjacent dwellings. The solar panels will be slightly higher than the existing dummy pitch roof and visible from the rear of the neighbouring properties. However it is not considered that the appearance of the proposed solar panels when viewed from the adjacent dwellings will be such to warrant a refusal in this case.

Visual Amenity

The solar panels are to be sited to the rear of the bungalow and are therefore not visible within the street scene. They form a subservient addition to an existing rear dormer and will therefore not be overly prominent or out of keeping with the character and appearance of the existing bungalow.

Recommendation

APPROVE for reason that :- 1PPi

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Case Officer.....Date....12/3/09.

PB 12/3/09