Development Management - Delegated Officer Report

Application Number: AWDM/0258/23 Recommendation – Approve

Site: 126 Old Shoreham Road, Shoreham-by-Sea, BN43 5TE

Proposal: Proposed 12no. PV Solar Panels on a garage flat roof at a 10 degree incline

Date of site visit: Assessment has been assisted using the Applicants plan; Earthlight mapping; and Google 3D of the site

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

No. 126 Old Shoreham Road, is a two storey, middle of terrace dwelling, with a long rear garden onto a track used by vehicles to access rear parking to most of the dwellings in Old Shoreham Road, and the parallel road to the rear, Connaught Avenue.

The application site has a large garage/outbuilding in the rear garden which fronts onto the rear access road. This outbuilding has existing rooflights within the roof.

Relevant site history: None

Consultations: Env. H. Private Sector Housing: No comment

Representations: None received

Relevant Planning Policies

Adur Local Plan 2017 Polices 1, 15
Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'
SPD: Sustainable Energy
National Planning Policy Framework 2021

Planning Assessment

Principle

The proposal comprises upgrading the existing housing stock located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the dwelling and its surroundings.

Visual & Residential Amenity

The PV Solar Panels will be viewed by neighbouring properties, but mainly from first floor windows, and any views from ground floor level will be diminished because of their position on top of a flat roof. The flat roof has an existing dome light on the roof, and the panels will be comparable in height to this.

The fact that the panels can be glimpsed does not compromise the existing visual amenities of the area by their introduction.

The use of solar panels is seen as a positive introduction in the use of sustainable energy which delivers clean, energy which should be encouraged.

It is not considered that the 12no. panels on the flat roof of the garage to the rear of properties would result in unacceptable loss of visual or residential amenities to the neighbouring residential properties or the locality and character of the area in general.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard time limit

Informatives:-

1. Approved without amendment
   .

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

Case Officer: Eve Hearsey Date: 31.05.2023

Authorised by: Gary Peck Date: 31 May 2023