From: Planning - <planning@adur-worthing.gov.uk> on behalf of Planning -
Sent: 02 January 2024 09:34
To: Planning -
Subject: Fwd: AWDM/1374/23 - unable to submit objection through portal - objection enclosed

From: **Teresa Phelan**
Date: Tue, 2 Jan 2024 at 00:13
Subject: AWDM/1374/23 - objection enclosed

2 Heatherstone Road
Worthing
BN11 2HF

To whom it may concern,

Thank you for informing us of the retrospective planning application for the solar panels installed without relevant permissions to 267 Brighton Road.

We do object to the development and wil outline our reasons below.

However first I would like to highlight some inaccuracies in the application:

Trees - within the past year a row of trees was felled from the rear of the property in order to build the outbuilding as it stands. The retention of these trees and setting back the outbuilding from the property boundary would have shielded our view of the panels and spared us the industrial power station feeling we now see in our garden and from upstairs and downstairs windows.

Visibility from highway - the solar panels are visible from both the beach pedestrianised walkway at Brighton road (front view of panels) and also from the pathway on Heatherstone road (showing the more unsightly rear framework).

Ignorance to planning regulations - on day one of the solar framework being installed we informed the owner that the project needed planning, and sent via whattsapp the permitted development regulations. They continued installation and offered to clad the rear with plastic plants. The solar specification document has a link to planning regulations and as such ignorance of planning is not a factor here. We have these messages should you wish to view.

Our objections:

Adverse effect on the residential amenity of us in our property. Due to the close proximity to our boundary and property w e have a very close up view of the panels and their framework from
Our upstairs window, our downstairs windows, our driveway, our garden. The scale of the project is immense, at over 30 sqm, making this look like a power station.
In the summer, when solar is working hardest solar panels can hum. This will affect the enjoyment of our house and garden, due to the proximity to our property.
Due to the height and length (we note the height has been missed from planning application) we are now overshadowed by the development.

Efficiency of solar:
We asked the owner of the unauthorised development why they had not installed solar panels on their roof. They have advised, as a PD application supports, they will be converting their loft and having roof lights and so cannot place panels on the roof. Not only do we feel this is an unacceptably high density of solar panels on an outbuilding, we feel this is an over-development of the site, not in keeping with the local area.
When we first raised objections, despite us telling the owner planning permission was needed, they did not remove the framework but reduced the pitch in order to placate us.
As advocates of solar energy ourselves, we ask the council to not only consider the benefit of solar, but the efficiency. Solar panels installed on their south facing roof would yield a much better solar import and export. We therefore view this unathorised development not only us unsightly, but over sized and inefficient.
Many houses on Brighton Road have solar panels mounted to the roof, as these are absolutely ideal locations for maximum solar efficiency. An outbuilding roof , lower in height and at a much lower pitch is not. The amount of panels at such a low height is also unprecedented in residential solar installations we have seen on any outbuilding in Worthing. To summarise, we are not anti solar, but this development is both unsightly and inefficient. We ask the owners to reconsider and install on their roof, which is perfect for solar. Their roof extension has not begun and so this can be worked into their plans.

Effect of the development on the character of the neighbourhood:

Heatherstone Road is a picturesque street, with all the houses looking the same, in white tudor style. A bank of trees, offering privacy to both sets of residents was removed from the property with the outbuilding erected in 2023, to the height permitted by PD. To add solar panels - the height of which is significant but missing from the plans takes this building over the height for permitted development and as such we feel the planning application.
The installed solar panels are over-bearing, out-of-scale or out of character in terms of its appearance compared with existing development in the vicinity.

Safety

It feels as if we are living next to a power station. We are very concerned for our safety, as the outbuilding is timber, claddded in timber and less than 50 cm from our boundary.

Loss of outlook

30 square metres of panels, which we directly overlook is absolutely ruining the feel of our property. The development is overbearing and imposing.

In general, this unauthorised development is of a greater scale at 30 sq m and closer to our property and visible from our downstairs windows and entire length of garden.

We have searched the planning database for recent decisions and cannot find a project of such large overbearing scale in a residential property,. We note that solar panels planning permission is usually approved, however we use the planning officers findings on recent cases to show how these differ from this unauthorised development.

Case 1:
Application Number: AWDM/0258/23 – Proposed 12no. PV Solar Panels on a garage flat roof at a 10 degree incline

Planning officers report:
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.

We note this development differs to this unauthorised development for the following reasons:
This previous case looking at the location map shows the proposed location at the end of the garden with the properties to the rear also having a long rear garden backing on to the proposed development.

The unauthorised development at 267 Brighton Road is at the end of the garden, however our house and garden is within 1 metre of their rear boundary, and the outbuilding ;less than 50cm from the boundary fence. Hence the inpact on us, our view and amenity is much greater. These panela are not merely glimpsed, but are imposing and detrimental to our enjoyment of our home. We have a full and close view of the panels , their framework and concrete pads from our upstairs window. (at a very significant 30 sqm) completely ruining our view of the sea and changing the amenity of our property.. We also have a very overbearing view from our downstairs windows, ruining our enjoyment of the property.

Application Number: AWDM/1001/22 Proposal: Installation of ground based solar panels in rear garden

The key considerations are the effects on the visual and residential amenities of the locality.
Visual Amenity The solar panels would be located within the rear garden of the property and would not be visible from outside the site. The panels are to be located within a large garden, behind a green house, away from the house and screened by existing landscaping and would not have any adverse impact on the character of the property or the visual amenities of the locality. Residential Amenity The only affected neighbour is the property to the north at No.10. There is a fence of 2.28m high to the boundary and a tall evergreen hedge of about 2.5m high, adjacent to this fence and within the applicant's garden. The proposed solar array would be screened from view from the neighbour's property by the existing boundary treatment. There would be no adverse impact on the residential amenities of the adjacent occupiers as a result of this application.

Once again this development is not visible to, nor visible to the other neighbour. The unauthorised development, like this case could have chosen to keep the bank of trees to the rear of the property, and build the outbuilding further in from the boundary. However in what seems to be a bid to overdevelop the property they have not considered the impact of this unauthorised development on their neighbours.

Thank you for allowing us to air our objections. We ask you visit our property to see the impact on our amenity prior to making recommendations.

Yours Sincerely

Teresa Phelan and Nicola Maher , owner residents of 2 Heatherstone Road