Development Control – Delegated Officer Report

Application Number:
AWDM/1041/11

Recommendation – Approve Application

Site: **Kingsland House Kingsland Close Shoreham-By-Sea West Sussex**

Proposal: **PV solar panels on three south-facing roof slopes**

The Application

Kingsland House is a care home for the elderly in Kingsland Close. Retrospective permission is sought for the installation of a solar photovoltaic array of 206 panels on the southern roofslopes of the building. The building has a central 'spine' on a North-South orientation with two East-West wings at the northern and southern ends of the building. The panels have been installed on the east and west wings at the southern end and on the west wing at the northern end.

None of the panels project more than 250mm from the roof plane. Each panel measures 1.6m by 1m and they are dark blue in colour.

Consultations and Representations

Consultations/Comments

None

Third Parties

No representations received

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AC1, AC2, AC3
PPS 1 'Delivering Sustainable Development' (ODPM 2005) and Supplement 'Planning and Climate Change'
PPS22 'Renewable Energy' (ODPM 2004)

Planning Assessment

Policies

The 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.

Visual amenity

While forming a significant addition in terms of the number of panels, they do not have an unacceptable visual impact. To the south of the site are industrial premises while to the west is a recreation ground. The panels are positioned on internal roof areas and are not therefore widely visible.

Residential amenity

No residential dwellings are considered to be adversely affected by this proposal.

Recommendation

APPROVE for the reason:

1PPi

Case Officer Peter Barnett Date 1 February 2012