Expiry Date - 07/02/2011

Development Control – Delegated Officer Report

Application Number: ADC/0483/10 **Recommendation – Permit Application**

Site: **26 Woodards View Shoreham-by-Sea West Sussex BN43 5LH**

Proposal: **Solar panels attached to flat roof on south (rear) of property**

The Application

The application relates to a detached chalet-style bungalow located on the south side of the road.

Permission is sought for the positioning of 6 solar panels atop the existing rear dormer window. The solar panels would each be 220W photovoltaic panels and set an angle with highest point being 0.43m above the roof of the dormer. The panels would be 1.6m wide, by 1m high, by 0.05m in thickness. They would be mounted at an angle atop stainless steel and aluminium brackets.

The submitted plans also show the positioning of 6 photovoltaic panels on the sloping roof plane to the rear of the dwelling, and two solar vacuum tube hot water panels (already installed), all of which would be permitted development.

Directly to the south of the dwellings is a large parking site with single-storey, ridged roof depot building, used by the Environment Agency. Beyond this large site is No.22 Kings Walk located 75m away. 55m to the SE is an angling clubhouse building also single-storey with a ridged roof. Beyond this is No.21 Kings Walk.

Consultations and Representations

Third Parties: There have been no third party objections.

Relevant Planning Policies and Guidance

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)

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Planning Assessment

Policies
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, and that design and materials are sympathetic to both the original dwelling and the area in general.

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. 'Permitted development rights' have just been increased to allow, without making a planning application, small solar photovoltaics and solar thermal installations on dwellings in some circumstances, however in this case planning permission is required.

Visual amenity
The increase in permitted development rights takes into consideration the overall appearance of solar panels and solar vacuum tubes in the context of the built environment. It is clear that there is a contrast between the materials used in the solar panels and the materials traditionally used on the roofs of buildings where they are mounted. Although if used individually, solar panels can have the same appearance as rooflights.

Thus it is considered that the visual impact through the contrast in materials has been taken into consideration under permitted development and deemed to be acceptable. Although sitting proud of the dormer roof the proposed panels would not project so high above the dormer window so that it would have an adverse effect on the streetscene as a whole or the public view of the house from the street. The gardens of the two adjacent properties are well screened, by a 3m high hedge to the east (No.28), and detached garages to the west (No.24), and close by views towards the top of the dormer would not result in much of the solar panels being visible due to the angle being so acute.

The parking area to the rear (south) of the dwelling is large and creates enough separation between the proposed solar panels and the dwellings in Kings Walk to prevent them from appearing unacceptable.

Renewable energy
In accordance with Government policy objectives, as a necessary response to global climate change, the need to encourage sustainable energy has to be

given sufficient weight when it is balanced against other factors such as visual impact. Cumulatively, small scale renewable energy schemes have a role to play in reducing carbon dioxide emissions and thereby tackling climate change which ultimately protects the wider environment. Whilst the proposed level of solar panels would only produce a small amount of electricity, the approval of such schemes could set an example for similar ones to follow more widely which is what would be needed for there to be any significant effect on reducing carbon dioxide emissions.

Recommendation

APPROVE for reason that :-

The proposal is a sustainable form of development that would help reduce carbon dioxide emissions as set out in Government policy in PPS1 (and the Supplement 'Planning and Climate Change') and PPS22. It would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the policies of the Adur District Local Plan (AG1, AH7)

1. C1Ci
2. The development hereby permitted shall be carried out in accordance with the following approved plans: 1:1250 site location plan; 1:500 block plan; and design and access statement dated 13.12.10, and the manufacturers mounting brackets specification dated 26.01.11.
   Reason: *For the avoidance of doubt and in the interests of proper planning.*

Case Officer Carlos Hone Date