Development Management – Delegated Officer Report

Application Number: **AWDM/0806/23** **Recommendation: Approve**

Site: Merriman Grange 106/8 Warren Road Worthing West Sussex BN14 9QX

Proposal: **Approval of Details Reserved by Condition 21 (Sustainability) of approved application AWDM/1157/21**

Condition 21 - Sustainability

Unless otherwise agreed in writing by the Local Planning Authority, the development hereby approved shall be implemented in accordance with the Harniss Consulting Energy Strategy Revision C, received on 19th July 2021 in order to attain or exceed the energy efficiency and carbon dioxide savings specified therein. Details of the related external works, including solar panels, their location, angle, appearance, colour and finish, shall first be submitted to an approved in writing by the Local Planning Authority and installed in accordance with the details thereby approved prior to occupation of the development.

Reason: *To ensure energy efficient development and carbon dioxide reductions in accordance with Policies 16, 17 & 18 of the Worthing Borough Council Core strategy 2011, paragraphs 153-154 of the National Planning Policy Framework, 2019 and to assist in climate impact management following the Worthing Borough Council declaration of 10th July 2019.*

Planning History:

AWDM/1157/21 Variation of condition 1 (approved plans) of approved AWDM/0769/20 (Demolition of No's. 106 and 108 and construction of a three and a half storey 82no. bedroom care home (C2 Use) and associated car parking and facilities including works to public right of way) and condition 21 (Sustainability and Air Quality) (Approved 15 September 2021). **Approved 15/09/2021**

Consultations:

Building Control Officer: No Comments

Environmental Health Officer: No Comments - Note the application concerns CO2

Relevant Planning Policies:

- DM16: Sustainable Design
- DM17: Energy

Planning Assessment

The planning condition requires implementation of the approved Energy Strategy of 2021 for the development, which includes carbon and energy efficiency targets. It also requires approval of the related external works, specifically solar panels, their

location, angle, appearance, colour and finish of solar panels, which are to occupy 150sqm of roof-space.

The solar panels are mounted on the crown-top parts of the building in four long arrays . Images show that these are black glass within narrow aluminium frames, these are set at 10 - 15 degree tilt angles and inset from the edges of the crown roofs, behind the slight upstand of ridge tiles at their perimeter. As such their visual impact from ground level is negligible, it is unlikely they will be visible from vantages within the site and in Warren Road.

The current Building Energy Rating document (BER 2022), submitted with this application shows, as anticipated in the approved 2021 strategy, that PV generated energy is is less than (around one third of) the amount envisaged at the first planning approval stage (AWDM/0769/20) but this is accepted by the 2021 approval.

The overall annual CO2 saving by a combination of PV renewable energy and efficient building fabric is 37.5 (KgCo2/m2/annum), which is also slightly above the 2021 target 35.8, and a slight improvement, being well above the 2013 Building Regulations 2013 baseline. This is supported by recent policies DM16 & DM17, although the BER continues to indicate some reliance on gas as indicated in 2020, rather than other technologies which have assumed greater importance since then. However, changes away from gas technology are outside the requirements of this condition and a matter for the applicant but an informative is recommended below in order to encourage consideration of this.

Notwithstanding this, the current submission gives an overall Energy Efficiency Certificate Rating 27% (B), which is close to the upper quartile.

Informative - Heating

Whilst this approval relates to the details of solar panels as part of the overall energy strategy, it is noted that use of gas as a fuel is referred to in the strategy. Although this is not a matter for determination under this current application for approval under planning condition 21, the applicant is encouraged to consider other more sustainable forms of heating, such as greater reliance on heat pumps and/or heat recovery systems. Please note that any such system, if mounted on the outside of the building, may require further approval under condition 21 or through a separate planning application.

Recommendation.

That the application be approved.

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

Case Officer: Stephen Cantwell Date: 02/04/24

Authorised by: James Appleton Date: 03/04/24