Development Control – Delegated Officer Report

Application Number: AWDM/0489/13 **Recommendation – Approve**

Site: **32 Old Fort Road, Shoreham-By-Sea, West Sussex BN43 5RJ**

Proposal: **Part retrospective application for raised PV solar panels and thermal panels on flat roof**

Date of site visit: 9 May 2013

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a three storey flat-roofed detached house on the south side of Old Fort Road. Retrospective permission is sought for 12 solar panels which have been placed on the flat roof and which project at an angle above the level of the roof by approximately 0.5m. Permission is also sought to install 2 solar thermal panels towards the front of the flat roof. They are slightly larger in area and will also project above the roof by 0.5m.

Planning History

None relevant

Consultations

None

Representations

None received

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 ‘Supplementary Planning Guidance’ comprising: Development Control Standard No.3 ‘Extensions and Alterations to Dwellings’
National Planning Policy Framework (CLG 2012)

Planning Assessment

Principle

The proposal comprises upgrading of the existing housing stock located within the built up area in order to provide renewable energy technology 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 amenity

The panels are on the top of the flat roof and are not easily seen from street level, being screened to a large extent by the roof parapet. Consequently, they do not have a harmful impact on the street scene. The addition of the 2 thermal panels at the front is also not anticipated to result in visual harm for the same reason.

Residential amenity

The panels do not have any adverse impact on residential amenity.

Recommendation

APPROVE for the reason:-

The proposed development 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 saved policies of the Adur District Local Plan (AG1, AH7) or the policies of the National Planning Policy Framework

Subject to Conditions:-

1. Standard 3 year time limit
2. Approved plans

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

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

Case Officer: Peter Barnett Date: 23 May 2013

Authorised by: Gary Peck Date: 24 May 2013