Expiry Date - 02/02/2024

Development Control – Delegated Officer Report

Application Number: AWDM/1374/23 Recommendation – APPROVE

Site: 267 Brighton Road Worthing West Sussex BN11 2HG

Proposal: Retention of solar panels on flat roof outbuilding in rear garden (retrospective)

Date of site visit: 16/01/2024

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:
The application site is located on the northern side of Brighton Road. The outbuilding which is where the solar panels are located, is at the rear of the garden. Number 267 is a semi-detached property, as much of the rest of the road the property has a fronted gable. The character of the area has large semi-detached properties, the majority of which have fronted gables and hipped roofs. A number of properties have converted the roof space.

The gardens of the properties along Brighton Road are characteristically large with sufficient space for the large buildings. To the rear of the gardens there are a number of outbuildings which have been built, the application site has an outbuilding that is ancillary to the host dwelling and hosts the solar panels. This outbuilding back on to the rear boundary of the property and abuts the flank elevation of the property to the rear.

Proposal:
The proposal relates to the introduction of 18no. solar panels to the top of the outbuilding. The solar panels will be installed at a 10 degree angle. This results in a maximum increase in height of 0.3m. The solar panels are located in one set three rows in depth.

Relevant Planning History:
None

Consultations:
Environmental Health Public Housing – No comment

Environmental Health – No comment

Representations:
One objection from the property to the rear. The objection relates to the retrospective nature of the proposal, the impact on the amenity space and outlook from their windows on the southern elevation. The other reason for

the objection is in relation to the impact on the visual amenity of the solar panels from the public highway and the beach front walk.

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework (HCLG 2023)
National Planning Practice Guidance
SPG 'Extending or Altering Your Home' (WBC)

Planning Assessment

There is no objection in principle to extensions and alterations to residential dwellings within the built-up area. The key considerations are the effects on the visual and residential amenities of the locality.

Visual Amenity
Due to the location to the rear of the property and on the top of the outbuilding there is not considered to be any impact to the street scene or the character of the area, whilst there are glimpse views available from within Heatherstone Road they are not considered to result in an impact that would be to the detriment of the application. Furthermore, due to the depth of the gardens and size of the dwelling the potential views that could be achieved due to the property being semi-detached are mitigated.

The low level of the solar panel also helps to ensure that they will not be any impact on the street scene. As such it is considered that the proposed development is complaint with the Worthing Local Plan 2023.

Residential Amenity
Due to the location on the top of an outbuilding to the rear of the property those most affected by the proposed development would be Nos. 2 Heatherstone Road and 269 Brighton Road.

There would also be some impact on the neighbouring properties within Brighton Road, however, with the outbuilding being separated slightly from the boundary the impact on both sides is considered to be reduced. To the west the access provides a gap between the proposal and the neighbouring boundary.

To the west there is also a separation through the garages and the public highway which screens the proposal from the boundary and public realm. With the low level nature of the solar panels it is not considered that the solar panels will impact the neighbouring properties on Brighton Road or views from Heatherstone Road.

When considering the impact of the proposed solar PV installation on the neighbours to the north on Heatherstone Road, the key considerations are the potential impacts on overshadowing and overbearing effect rather than they will be visible from first and second storey windows. There is a separation

between the outbuilding and the neighbour's boundary which means the solar panels will be positioned away from the neighbouring boundaries. This paired with the solar panels being set approximately 0.75m from the rear edge ensures that there will be very limited impact on the overshadowing of the neighbouring gardens.

The maximum increase in height of 0.3m means that there is a limited impact on the neighbouring properties. The rear of the properties that are impacted the most all have some form of structure at the end of their gardens being either sheds or outbuildings. This will also further reduce the impact of the PV panels.

With the location of the solar panels and the separation from the boundaries it is not considered that the solar panels would result in an unacceptable impact on the neighbouring properties. As such it is considered that the application is in accordance with the Worthing Local Plan 2023.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers

Informative

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? Y

Case Officer: Finlay Gardner Date: 02/02/2024

Authorised by: Louise Prew Date: 02/02/2024