Expiry Date - 02/04/2024

Development Control – Delegated Officer Report

Application Number: AWDM/0062/24 **Recommendation – APPROVE**

Site: **17a Mulberry Gardens Worthing West Sussex BN12 4NU**

Proposal: **15no. solar panels on flat roof**

Date of site visit: 15/03/24

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site is located to the north side of Mulberry Gardens at the end of a close. The property is within a mixed use area consisting of residential buildings, shops and commercial uses to the south and a school to the north. The property comprises a three storey, end of terrace house with brick and cladding to the elevations and a flat roof. There is a small garden to the rear and street parking on the road.

The property is not within a conservation area, is not a listed building and there are no protected trees on site.

Proposal

Planning permission is sought for the installation of solar panels to the flat roof of the building.

A 6.45 kW solar PV system would be installed on the flat roof, consisting of 15 panels in three rows arranged in portrait orientation facing south. The panels would have black frames and mountings hidden beneath the panels. Each panel would measure 1134 x 1762mm, installed at a 10 degree angle.

Relevant Planning History:

PREAPP/0165/23 – Solar panels on flat roof – PP required

09/0071/FULL - Construction of a 3 storey extension to east elevation (end of terrace) to create 1 x 3 bedroom dwelling house. (Planning Permission WB/06/0820/FULL dated 31st August 2006 refers) - Approved

06/0820/FULL - Erection of a 3 storey extension to east elevation (end of terrace) to create 1 x 3 bedroom dwelling house (Revision to refused application WB/06/0348/FULL) - Approved

Consultations:

Environmental Health – No comments

Private Sector Housing – No comments

Representations:

None received

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5, DM16, DM17
National Planning Policy Framework (HCLG 2023)
National Planning Practice Guidance
SPG 'Extending or Altering Your Home' (WBC)

Planning Assessment

Planning permission is required due to a restrictive condition (No.3) of WB/09/0071/FULL (under which the house was built) – which requires consent for all extensions or alterations.

Condition 3 - Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or as subsequently amended), the building shall not be extended or altered in any way unless permission is granted by the Local Planning Authority in an application on that behalf.

Reason: In the interests of visual amenity and because a more intensive use of the site would be likely to cause congestion on adjacent roads through overflow vehicle parking and/or cause harmful environmental effects.

There is no objection in principle to 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

The proposed PV array would be installed on the flat roof of the building which stands at approximately 7.3m above ground level. A small gap would remain between the panels and the perimeter of the roof. The highest point of the panels above the flat roof would be approximately 0.4m.

Due to the three storey height of the building and the low height of the proposed panels, views would be limited from ground level. Some glimpses of the raised end of the panels would be possible but would not appear dominant or intrusive in the street scene.

There would be no adverse impact on the visual amenities of the locality as a result of this application.

Residential Amenity

The panels would be mounted on top of the flat roof of the building and above eye level views from windows to surrounding properties. At this height on top of the building there would be no glare reflecting into neighbours property.

There would be no detrimental impact on the residential amenities of adjacent occupiers as a result of this application.

Sustainability

A renewable green energy source such as solar panels would contribute positively towards reducing the carbon footprint for the property.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. PV removed when no longer required

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? N

Case Officer: Amanda Haslett Date: 18/03/24

Authorised by: Gary Peck Date: 18 March 2024