Development Management – Delegated Officer Report

Application Number: AWDM/1286/23 Recommendation: APPROVE

Site: 20 Gordon Avenue, Shoreham-By-Sea, West Sussex

Proposal: Proposed solar panels to be installed on rear dormer flat roof.

Date of Site Visit: 12th October 2023

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a semi detached two storey dwelling with rooms in the roof in the end of a cul de sac in a residential area of Shoreham. The dwelling house has a large flat roof rear dormer and consent is sought to add 4 solar panels to the flat roof of the dormer with a 10 degree pitch therefore raising the height of the panels above the roof ridge.

Representations: - None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (July 2021)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the area.

Visual amenity

Due to the height and position of the panels they will not be clearly visible from the street directly adjacent to the site, they may be visible in more distant views. However they are not considered to be harmful to the character and appearance of

the existing dwelling or street scene. The benefits of such development to provide renewable sources of energy would outweigh any detrimental impact in this case.

Residential amenity

There would be no adverse impact upon the residential amenities of the occupiers of the adjacent dwellings in this case.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit

Is recommendation contrary to letter(s) of representation N

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.

Case Officer: Hannah Barker Date: 16th October 2023

Authorised by: Peter Barnett Date: 16 October 2023