Development Management - Delegated Officer Report

Application Number: AWDM/1179/24 **Recommendation – APPROVE**

Site: **7 Lisher Road, Lancing**

Proposal: **Application for a Lawful Development Certificate for a proposed installation of solar panels on east and west roof slopes.**

Date of site visit: Assessment has also been assisted using the Applicants plan; Earthlight mapping; and Google 3D of the site

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The property is a middle of terrace two storey dwelling, which backs onto Hayley Road. The property is on the east side of Hayley Road. The front of the dwelling is accessed from a pedestrian path which services two blocks of Lisher Road terraces. The dwelling has a rooflight on its west roofslope.

There are no chimneys on the properties within the estate, and Google Maps show that some have solar panels.

The properties in the near area are generally terraced houses.

The site is not a Listed Building or within a Conservation Area.

Relevant Planning History: None

Proposal:

A Certificate of Lawfulness is sought for proposed providing 16no. surface mounted photovoltaic panels on both roofslopes (8no. on each), of the dwellinghouse.

Planning Assessment

Principle

The proposal will be viewed against the criteria of permitted development as laid out within The Town and Country Planning (General Permitted Development) (England) Order 2015 as amended

Consideration

Schedule 2, Part 14, Renewable energy.

Class A – installation or alteration etc. of solar equipment on domestic premises

Permitted Development

A. The Installation, alteration or replacement of microgeneration solar PV or solar thermal equipment on –

a) **A dwellinghouse or a block of flats; or**
b) **A building situated within the curtilage of a dwellinghouse or a block of flats.**

Development not permitted

A.1 Development is not permitted by Class A if:-

a) A solar PV or solar thermal equipment would protrude more than 0.2 metres beyond the plane of the wall or, in the case of a pitched roof, the roof slope when measured from the perpendicular with the external surface of the wall or pitched roof slope;

Analysis: Emails from the applicant dated 03.03.2025 confirm that the solar system has a maximum thickness of 50mm and the panels are 30mm thick.

b)in the case of solar PV or solar thermal equipment on a pitched roof, it would result in the highest part of the solar PV or solar thermal equipment being higher than the highest part of the roof (excluding chimney);

ba) in the case of solar PV or solar thermal equipment on a flat roof, it would result in the highest part of the solar PV or solar thermal equipment being more than 0.6 metres higher than the highest part of the roof (excluding any chimney);

Analysis: The panels are sited on the east and west pitched roofs and are located some 300mm from each side of the roof; some 350mm from the ridge; & some 850mm from the eaves, they thereby are not higher than the highest part of the roof; ba) does not apply as on a pitched roof.

c) in the case of land within a conservation area or which is a World Heritage Site, the solar PV or solar thermal equipment would be installed on a wall fronts a highway;

Analysis: The site is not within a conservation area or within a World Heritage Site;

d)the solar PV or solar thermal equipment would be installed on a site designated as a scheduled monument; or

Analysis: The site is not designated as a scheduled monument;

e) the solar PV or solar thermal equipment would be installed on a building within the curtilage of the dwellinghouse or block of flats if the dwellinghouse or block or flats is a listed building.

Analysis: Does not apply

Conditions

A.2 Development is permitted by Class A subject to the following conditions -

(a) solar PV or solar thermal equipment is, so far as practicable, sited so as to minimise its effect on the external appearance of the building;

Analysis: The panels are sited on the east and west pitched roofs and are located some 300mm from each side of the roof; some 350mm from the ridge; & some 850mm from the eaves, and because of the indentation and slim form are considered to minimize their effect on the external appearance of the building.

b)solar PV or solar thermal equipment is, so far as practicable, sited so as to minimise its effect on the amenity of the area;

Analysis: There are other roofs within the area which have solar panels thereby it is not considered to materially affect the character of the locality.

ba) in the case of solar PV or solar thermal equipment installed on a flat roof located on article 2(3) land, before beginning development the developer must apply for a determination as to whether the prior approval of the LPA will be required with respect to the impact of the appearance of the solar PV or solar thermal equipment on that land.

Analysis: Does not apply as on a pitched roof not flat roof.

Recommendation

Issue a Certificate of Lawfulness as the proposal is permitted development by Class A within Schedule 2 Part 14 of Town and Country Planning (General Permitted Development) (England) Order 2015 as amended.

Reasons for Recommendation

The proposal constitutes ‘development’ as defined by Section 55 of the Town and Country Planning Act 1990, and is permitted by Class A of Schedule 2, Part 14 of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended

Case Officer:	Eve Hearsey	Date: 20.06.2025
Authorised by:	Peter Barnett	Date: 20 June 2025