Expiry Date - 14/03/2024

Development Control – Delegated Officer Report

Application Number: AWDM/0048/24 **Recommendation – APPROVE**

Site: **24 Warwick Gardens Worthing West Sussex BN11 1PF**

Proposal: **Application for a Lawful Development Certificate for proposed up to 12 solar panels on south facing roof slope.**

Site visit: N

Proposal, Site and Surroundings

The proposal seeks confirmation, within an application for Lawful Development Certificate for a proposed use or development that the proposed installation of solar panels on south facing roof slope is permitted development as defined within the Town and County Planning (General Permitted Development) (England) Order 2015.

Planning Assessment

The development site is a semi-detached property. The application site is located within a Conservation Area and Article 4 Direction.

Planning history

AWDM/1787/22 Removal of rear chimney stack

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

Consideration

Schedule 2, Part 14, Renewable Energy
Permitted Development

Class A – installation or alteration etc of solar thermal 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.

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

a) the 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: The solar PV or solar thermal equipment would not protrude further than 0.2m beyond the roof slope as shown in the evidence submitted.

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 any chimney);

Analysis: The application does not result in an increase in the highest part of the 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 which fronts the highway;

Analysis: The solar PV do not front a highway but is located on the roof slope facing South.

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

Analysis: NA

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 of flats is a listed building.

Analysis: NA

Recommendation

Issue a Certificate of Lawfulness for Proposed Development, the submission of a planning application for the works will be not required. This is due to the proposal being in accordance with Class A of Part 14 Schedule 2 of the 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 Part 14

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Schedule 2 of Town and Country Planning (General Permitted Development) (England) Order 2015 as amended.

Case Officer:	Dawn Anthony-Unsted	Date: 10th April 2024
Authorised by:	Louise Prew	Date:10/04/2024