Development Control – Delegated Officer Report

Application Number: AWDM/0015/25 **Recommendation – APPROVE**

Site: **Greenstede House Durrington Hill Worthing West Sussex**

Proposal: **Installation of solar photovoltaic (PV) system, comprising a total of 14 panels and associated ancillary equipment.**

Application Number: AWDM/0016/25 **Recommendation GRANT CONSENT**

Site: **Greenstede House Durrington Hill Worthing West Sussex**

Proposal: **Listed Building Consent for installation solar photovoltaic (PV) system, comprising a total of 14 panels and associated ancillary equipment.**

Date of site visit: 13.03.2025

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application property comprises an early C18, 2-storey detached house occupying a prominent corner plot on the west side of the junction of Durrington Hill and New Road. The main dwelling is located roughly centrally within its plot with gardens to the north, south and east. It fronts Durrington Hill, faced in flint under a steeply-sloping pitched and hipped slate roof. A 2-storey rear offshoot leads off the north part of the rear (west) elevation having a lower, clay-tiled pitched roof ending in a gable. Attached to the rear western gable is a modest, later, single-storey pitched-roof component, also with a plain tiled roof. A large, flint-faced, flat-roofed single-storey extension c.1978 has been added to the south side, wrapping around the southwest corner of the rear offshoot.

A driveway with vehicular access off Durrington Hill runs parallel to the southern flank of the main house, leading to a courtyard/turning area and detached pitched roof double garage building (c.1990) located in the northwest corner of the plot. The garage building is separated from the rear components of the dwelling by a narrow gap. To the south side of the driveway lies a sizable, landscaped garden with extensive mature tree and shrub/hedge planting extending around the southern perimeter of the garden adjoining New Road and around the corner onto Durrington Hill. The dwelling frontage onto

Durrington Hill is enclosed by a tall brick wall with close-boarded timber gates to the vehicle and pedestrian entrances.

Adjoining the property to the west is ‘Inverdruie’ a large, detached, chalet-style bungalow dating from the early 1990s built within the sub-divided plot of Greenstede House (at the same time as the garage building belonging to the latter). The main orientation of ‘Inverdruie’ faces west with a blank wall adjoining the above-mentioned turning area/courtyard. Its southern side elevation is on the same alignment as the south side of Greenstede House with mature trees and landscaping between the dwelling and New Road forming a continuation of the distinctive landscaped area to the south of Greenstede House.

A number of trees within the grounds of Greenstede House and Inverdruie are subject to TPO No.25 of 2001.

Greenstede House is Grade II Listed and together with ‘Inverdruie’ is located within the Durrington Conservation Area. The statutory Listing states:

“*GREENSTEDE HOUSE. DURRINGTON HILL 1. 5406 (West Side) Durrington Greenstede House TQ 10 NW 23/220 II 2. Probably early C18. 2 storeys. Very steep slated roof, taller than the house below, with upturn over plain wooden eaves. 5 evenly spaced casement windows, the lower ones camber headed. Both slightly left of centre are a ridge chimney and the porch, which is a later addition (with pointed opening and jutting shoulders) Listed NGR: TQ 1186905261.*

Proposal

Planning permission and Listed Building Consent is sought to install 14no solar PV panels on –

- the flat roof of the single-storey extension (7no);
- the south roof slope of the detached garage building (6no); and
- the south roof slope of the single-storey, rear offshoot component.

The proposed solar PVs consist of a ‘Solarwatt’ 420W all-black, glass-glass bifacial monocrystalline anti-glare panels mounted with a low-profile ‘Van der Valk’ roof mounting system consisting of surface-mounted black anodised rails and clamps.

The application follows pre application discussions involving the Council’s Conservation and Design Architect.

This report covers the applications for planning permission and Listed Building Consent.

Relevant Planning History: None

Consultations:

Adur and Worthing Councils: The EHO (Public Health) has no adverse comments.

The Worthing Society comments: -

Thank you for the opportunity of commenting on the above application. I have now had the opportunity to discuss the proposal with our Heritage Team. In principle, we have no objection to the proposal but submit the following comments for your consideration:-

- The application relates to a distinctive Grade II Listed building occupying a prominent position in the Durrington Conservation Area. Therefore consideration needs to be given to the setting of the property and the effect on the conservation area.
- The installation should be completely reversible so as not to affect the historic fabric of the listed building.
- There have been a number of later extensions to the original part of the house since 1964 and the works will be affixed to the more recent structure. It seems the principle historic elevations will be unaffected.
- The installation will be in black so would minimise the visual impact.

I hope the Society's comments will be helpful.

Representations: None received.

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP2, SP3, DM5, DM23, DM24
National Planning Policy Framework (MHCLG 2024)
National Planning Practice Guidance

Planning Assessment

The key considerations are the effects on the historic significance of the listed building and on the character and appearance of the Conservation Area.

There would be no adverse impacts on the amenities of neighbouring residential occupiers.

Paragraph 212 of the NPPF states when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset, or development within it setting.

Paragraph 215 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

The principle of improving energy performance and minimising carbon emissions to mitigate the effects of climate change (and reduce energy bills) is supported by national and local planning policy, but in the context of heritage assets must avoid unintended potential harmful effects on the physical structure of the asset and its heritage 'significance'.

In this case the siting of the proposed solar PVs follows pre application advice. All 14no panels will be south facing. Those fitted on the pitched roof of the single-storey pitch roofed rear component and garage roof will project 125mm proud of the respective roof slopes, fitted onto rails with clamps. The rails are fitted onto the tiled roof using roof hooks with rubber 'hook stops' to prevent vibration damage to the roof tiles. Those fitted on the single-storey flat roof of the later extension will be mounted using a Van der Valk system with 10-degree tilt to maximise solar gain projecting 307mm above the flat roof.

The inverter (approximately 482mm x 417mm x 181mm) and battery storage (approximately 474mm x 193mm x 708mm) will be mounted on the garage wall.

Cables will be routed inside roof voids with the main feed cable running at high eaves level on the north side elevation before dropping down to connect internally on the north side of the main building.

The architectural and historic interest of this Grade II Listed heritage asset primarily relates to the historic and architectural value of the building. The Council's Conservation Architect has raised no objection on the basis that the most historically sensitive parts of the building will not be impacted by the proposals, and that the installation system is entirely reversible.

The solar PV panel installation will be visible from within the site, for example, from the courtyard/driveway and parts of the southern garden closest to the rear of the house, but owing to the combination of the relatively low level siting and the screening effect of the landscaping which encloses the southern part of the site onto New Road and wrapping round onto Durrington Hill, the panels will not be overtly visible in views from outside of the site. Consequently, there will be no harmful effect on the historic character or appearance of the Durrington Conservation Area.

Recommendation

AWDM/0015/25 APPROVE subject to Conditions:-

1. Approved Plans
2. Standard time limit
3. The solar PV panels, mountings, cabling and associated equipment hereby permitted shall be removed in their entirely from the buildings when no longer operational or required.

AWDM/0016/25 GRANT CONSENT subject to Conditions:-

1. Drawing Numbers
2. Standard LBC time limit
3. Make good and damage
4. Protect LB from collapse

Informative

Pro Active No Amendment

Is recommendation contrary to letter(s) of representation? N

Case Officer: Jo Morin Date: 14.03.2025

Authorised by: Louise Prew Date: 17/03/2025