Development Control – Delegated Officer Report

Application Number: AWDM/1564/15 Recommendation – APPROVE

Site: 12 Old Fort Road, Shoreham-by-Sea, BN43 5RJ

Proposal: Installation of 12 Solar PV panels to be mounted on the roof.

Date of site visit: 01.12.2015

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application site is a beach front, 2 storey detached, residential dwelling. It is of a modern design, as are many on the beach, with a flat roof. The building is a rectangular box shape, and the windows are have a rectangular reference. The garage sits at the front of the dwelling and is also rectangular. The rectangular theme is reflected in the pond shape located in the front shingled garden area. The rear amenity area is beach land, therefore is pebbled. The plants on the site are mainly within containers and are non-native spikey grass types, such as yucca, cabbage trees (Cordiline), bamboo etc.

The street scene comprises predominantly detached dwellings, many of the flat roof style. There are also flat roof blocks of flats within the area.

Proposal

The proposal seeks permission for the installation of 12 no. photo voltaic solar panels on the roof of the dwelling. The panels will be in 3 no. rows. 5 no. panels in each of 1st and 2nd rows and 2 no. panels in the 3rd row. Each of the panels will be mounted on a pre-caste polyethylene console to achieve the required angle of 25 degrees for them. Each of the consoles will be filled with ballast to hold them in situ, and in order to catch the maximum sun, all of the panels will face south.

Relevant Planning History: None relevant.

Consultations:

Southern Water – No objection to the proposal.

Representations: None

Relevant Planning Policies

Saved Local Plan policies (ADC 1996): AH7

SPG DC Standard 3 Extensions and Alterations to Dwellings
National Planning Policy Framework (CLG 2012)
National Planning Practice Guidance

Planning Assessment

There is no objection in principle to the proposal. The key considerations are the effects on the residential and visual amenities of the locality.

Visual Amenity

The solar PV panels are to be positioned on the existing flat roof of the two storey dwelling, and from a human perspective, it is unlikely that they will be visible, or if they are, they will not be a dominant feature on the roof. They thereby will not result in any visual detriment to the street scene.

Residential Amenity

The neighbouring site, no. 14 is of a similar design to the application proposal, and has a rear, first floor balcony, but even when standing on the balcony, it is considered that as that property has a deep roof overhang, it is likely to limit the view of the solar pv panels.

No. 10 however, has a 2nd floor balcony area, but it has a concrete wall as a screen on its east boundary, thereby limiting the view of the roof of the application site from that property.

It is thereby considered that any view that could be seen of the roof with the solar PV panels in place, is unlikely to result in a detrimental loss of residential amenity of either of the neighbouring residential properties.

Other Considerations

The installation guide submitted with the application, discusses how to fit the panels to the consoles, and how the consoles will remain in situ on the roof, by the ballast that fill the consoles. However, the safety of the fitting with regard to wind tolerance and weight tolerance are not material planning considerations.

Recommendation

APPROVE subject to Conditions:-

1. 3-yr time limit
2. Approved plans

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: Eve Hearsey Date: 02.12.2015

Authorised by: Jo Morin Date: 04.12.2015