Development Management - Delegated Officer Report

Application Number: AWDM/1512/15 Recommendation – Approve

Site: 182 Brighton Road, Lancing

Proposal: Installation of 15 solar panels to flat roof to rear (south).

Date of site visit: 10 November 2015

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a detached dwelling which faces Widewater Lagoon at the rear. It has a flat-roofed ground floor extension at the rear on which it is proposed to install 15 solar panels measuring 1.6m by 1m. They will sit on the roof and be angled to face south, raised up to a height of 0.7m.

Relevant site history

None

Consultations

Lancing Parish Council: No objections

Representations

None received

Relevant Planning Policies

Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1
National Planning Policy Framework (March 2012)

Planning Assessment

Principle

The proposal comprises the installation of renewable energy equipment on a domestic property within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the dwelling and its surroundings.

Visual amenity

The panels will be numerous but will sit on top of the flat roof at a lower level than the remainder of the house behind. This will help to reduce their prominence. The panels will be visible from the cycle path which runs along the beach to the south but at a distance. There are several other examples of solar panels and water heaters on the rear of dwellings along Brighton Road and the proposal will not look unduly out of character.

The panels will only be glimpsed from Brighton Road itself.

Residential amenity

The proposed panels will not cause a loss of light or outlook for neighbouring occupiers.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard 3 year time limit
2. Permission relates to approved plans

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: Peter Barnett Date: 20 November 2015

Authorised by: Gary Peck Date: 20 November 2015