Expiry: 7/10

Development Management - Delegated Officer Report

Application Number:

A) AWDM/1032/24 **Recommendation: Grant**
B) AWDM/1033/24 **Recomendation – APPROVE**

Site: Manor House, 14 Southwick Street, Southwick, West Sussex

Proposal: A) Photo voltaic panels to South and East inward facing roof slopes.

B) Application for Listed Building Consent for Photo voltaic panels to South and East inward facing roof slopes.

Date of site visit: 11/9

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a Grade II Listed dwelling house within the Southwick Conservation Area. It is set back from Southwick Street with grounds to the south side and front, west. To the north is Manor Cottage a Listed dwelling house and to the east the former site of Sherwood House is currently being developed with two houses.

The main roof of the house has a dual pitch with a further pitched roof element on its west side. It is proposed to site 8 PV's on the south facing inner rooflsope of the main roof and a single PV on the east facing slope of the west roof.

The panels each measure 2323mm by 1134mm.

In response to a request for further information from the Council's conservation architect, further details of the manner of fixing the PV's and their load have been submitted.

Adur Conservation Area Advisory Group: - Approve

Conservation Architect: initial comments:

I expect the PV panels are to be mounted on a subframe (above the roof covering). I would expect a drawing showing how this frame is connected to the underlying roof structure. If tiles are removed, how is the roof made water tight?'

Subsequent comments:

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The photographs appear to show the tiles cut to attach the clamps and flashings. If this is correct then we should have a condition that states all damaged tiles will be replaced with tiles to match the roof covering as and when the panels are removed.

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 15, 17
National Planning Policy Framework (December 2023)
Planning Assessment

Principle

Matters for consideration here are the impact upon the character, appearance and historic fabric of the listed building, the impact upon the character and appearance of the Conservation Area and residential amenity.

Listed Building and Conservation Area

The applicant's agent has submitted a Heritage Statement to support the proposals and to justify that the proposals will not harm the historical character of the listed building. He has submitted a further structural report to confirm that the roof can support the additional wind, snow and static load imposed by the PV panels, and that it complies with Building Regulations Approved Document A: A drawing demonstrating how the panels are to be supported without damage to the existing roof covering has also been supplied.

The PV panels will not be clearly visible from the public realm. Glimpsed views may be available from Manor House Gardens to the south. Such views will not be harmful to the appearance of the listed building nor to the setting of the Southwick conservation area.

Recommendation

APPROVE

Subject to Conditions:-

A)

1. Approved Plans
2. Standard 3 year time limit.

B)

1. Approved Plans

2. 3 years
3. Protect LB
4. Any damage made good within 2 months
5. Any damaged tiles will be replaced with tiles to match when the pv's are removed.

Informative A and B:
The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, 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:	MOK	Date: 23/10/24
Authorised by:	Peter Barnett	Date: 23 October 2024