Expiry Date - 18/10/2023

Development Control – Delegated Officer Report

Application Number: AWDM/0963/23 **Recommendation – APPROVE**

Site: **3 Church Walk Worthing West Sussex BN11 4LH**

Proposal: **Application for Certificate of Lawfulness for proposed installation of solar panels on south facing roofslope.**

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 detached property. The application site is located within the Farncombe Road Conservation Area.

No Planning history

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

<u>Class A – installation or alteration etc of solar thermal equipment on domestic premises</u>

<u>Permitted Development</u>

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 the roof slope when measured from the perpendicular with the external surface of the wall or roof slope;

Analysis: The solar PV or solar thermal equipment would not protrude further than 0.2m beyond the roof slope.

b) 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 would front a highway but is located on the roof slope and not on a wall.

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.

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

Case Officer: Finlay Gardner Date: 10/10/2023

Expiry Date - 18/10/2023

Authorised by: Jo Morin Date: 11.10.2023