Development Management - Delegated Officer Report

Application Number: **AWDM/0879/11** **Recommendation – APPROVE**

Site: **Lancing Sailing Club, Shopsdam Road, Lancing**

Proposal: **Installation of 27m2 of solar photo-voltaic panels (18 individual panels in a rectangular array) on roof slope.**

Date of site visit: 08.11.11

Neighbours checked: Y

Additional neighbour notifications: N

Proposal

The application site is comprised of a modern dual pitched roof, rendered building, on the east side of Shopsdam Road, fronting directly onto the public footpath and beach to the south, with a parking and boat storage area to its north, dwellings in Shopsdam Road to the west, and Golden Sands Caravan Park to the east. Permission is sought for the installation of 18 PV solar panels in a rectangular arrangement on the southern roof slope. The solar PV panels would each be 1.5m by 0.99m, orientated so that they would be in a block three panels vertically (4.55m) by 6 panels horizontally (5.8m). They are proposed to be surface mounted on top of the existing plain concrete roof tiles, with mounting brackets which would mean that they would sit 0.15m proud of the roof plane. The panels themselves would be located in the NW corner of the roof plane, inset 0.75m from the roof ridge, and 0.35m from the western elevation.

Consultations and Representations

Lancing Parish Council: No objections.

Third Parties: No third party objections.

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1.
PPS1 'Delivering Sustainable Development (ODPM 2005)

Planning Assessment

Policies

The supplement to PPS1 recognises the urgent need for action on climate change. Both PPS1 and PPS22 state that the wider environmental and economic benefits of all proposals for renewable energy projects, whatever their scale, are material planning considerations that should be given significant weight in determining whether proposals should be granted planning permission. Planning authorities are advised not to require

applicants for energy development schemes to demonstrate either the overall need for renewable energy and its distribution, nor question the energy justification for why a proposal for such development must be sited in a particular location.

Visual amenity

The Sailing Clubhouse is located directly onto the public areas of the beach, however due to the height and orientation of the southern roof slope it is unlikely that the solar PV panels would be visible in close proximity to the building, or from the footpath in either direction. The only realistic vantage point that the panels could be seen from is directly from the south on areas of the beach or from sea. It is not considered that the impact of the solar PV panels would be detrimental to the appearance of the building, which is of fairly unremarkable design, and has a relatively modest scale. The PV panels would be only visible from localised views and therefore would not detract from the overall appearance and amenity of the surrounding area, and are therefore considered to be acceptable.

The promotion of such onsite microgeneration installations is considered to be a good thing that can only have a positive influence on the general perception of the sailing club and its sustainable credentials. It is not considered that this would be detrimental to the area as a whole.

Recommendation

APPROVE for the reason that:

The proposed solar PV panels would not detract from the local environment and can take place without resulting in unacceptable detriment of neighbouring properties. It would consequently not conflict with the saved policies of the Adur District Local Plan (AG1) and PPS1 and PPS22.

Subject to conditions:

1. Standard 3 year time limit
2. To be carried out in accordance with approved plans:
   Drawing: 1:1250 Site Location. Date Received: 03.11.11.
   Drawing No: LSC_PV2011RoofDetailVer3: Date Received: 03.11.11.
   Drawing No: LSC_PV2011RoofVer3. Date Received: 03.11.11.
   Drawing No: LSC_PV2011DetailVer2. Date Received: 03.11.11

3. The solar PV equipment hereby permitted shall be removed as soon as reasonably practicable when no longer needed for microgeneration.

Is recommendation contrary to letter(s) of representation? No

Case Officer: Carlos Hone Date: 12.11.11.

Authorised by: Jo Morin Date: 13.12.11