Expiry Date - 12/08/2024

Development Control – Delegated Officer Report

Application Number: AWDM/0754/24 Recommendation – APPROVE

Site: 15 Kennet Close Worthing West Sussex BN13 3LD

Proposal: Application for a Lawful Development Certificate for proposed addition of 8 Solar Panels to the East and West elevation of house roof (16No. total)

Site visit: N

Proposal, Site and Surroundings

The application property comprises a link-detached two-storey house located to the north side of Kennet Close. Elevations comprise a mix of facing brick and white horizontal composite cladding and the roof is of a gable form with east and west slopes.

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 the east and west roof slopes is permitted development as defined within the Town and County Planning (General Permitted Development) (England) Order 2015.

The solar panels are to be added to the roof slopes as two rows of 4 panels. Each panel measures 1762mm x 1134mm x 30mm and weighs 22kg.

The property is not located within a Conservation Area and is not a Listed Building.

Planning Assessment

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

Class A – installation or alteration etc of solar thermal equipment on domestic premises

Permitted Development

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 in the case of a pitched roof, the roof slope when measured from the perpendicular with the external surface of the wall or pitched roof slope;

Analysis: The solar PV or solar thermal equipment would not protrude further than 0.2m beyond the roof slope as shown in the submitted plans (approx. 0.12m protrusion of 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 highest part of the solar PV or solar thermal equipment would not exceed the highest part of the roof (to be situated approx. 0.1m below 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: NA - The land is not within a conservation area or which is a World Heritage Site.

d) the solar PV or solar thermal equipment would be installed on a site designated as a scheduled monument; or

Analysis: NA – The equipment would not be installed on a site designated as a scheduled monument.

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 – The building is not within the curtilage of a listed building.

A.2 Development is permitted by Class A subject to the following conditions—

(a) solar PV or solar thermal equipment is, so far as practicable, sited so as to minimise its effect on the external appearance of the building;

(b) solar PV or solar thermal equipment is, so far as practicable, sited so as to minimise its effect on the amenity of the area;

(c) solar PV or solar thermal equipment is removed as soon as reasonably practicable when no longer needed.

Analysis: The application reasonably conforms to the above conditions.

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 as amended.

Reasons for Recommendation

The proposal constitutes 'development' as defined by Section 55 of the Town and Country Planning Act 1990, but is permitted by Class A of Part 14 Schedule 2 of Town and Country Planning (General Permitted Development) (England) Order 2015 as amended.

Case Officer: Jason Albon Date: 06/08/2024

Authorised by: Jo Morin Date: 06.08.2024