

Recommendation Report for Planning Permission for Works or Extension to a Dwelling

REF NO: AL/104/18/HH

LOCATION: Long Barn
Norton Lane
Norton
Aldingbourne

PROPOSAL: The installation of a 36 No. PV array on a barn in the garden that is to the rear of the main residence. This application affects the character & appearance of the Norton Lane, Norton Conservation Area.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to install No.36 solar panels to the roof of a barn to the rear of the main residence.

REPRESENTATIONS**REPRESENTATIONS RECEIVED:**

Aldingbourne Parish Council

Aldingbourne Parish Council provided an objection stating

- The proposal was contrary to EH9 and EH7 of the Neighbourhood Plan.

1 letter of representation from the applicant in response to the Parish comments

- There seems to be no aspect that is in any way contrary to the APC Neighbourhood Plan.
- Energy generating infrastructure is located as close as practical to the existing building and development it intends to serve.
- It does not compromise public safety
- Adjoining uses are not adversely impacted.
- Where appropriate the energy infrastructure complies with certification scheme or equivalent standard.

CONSULTATIONS

Conservation Officer

CONSULTATION RESPONSES RECEIVED:

Conservation Officer - A discussion was had with the Conservation Officer in which he had no objection to the works proposed.

POLICY CONTEXT

Designation applicable to site:
Outside built up area boundary
Conservation Area

Area of Special Control

DEVELOPMENT PLAN POLICES

DDM1	D DM1 Aspects of form and design quality
DDM4	D DM4 Extensions&alter to exist builds(res and non-res)
DSP1	D SP1 Design
CSP1	C SP1 Countryside
HERDM3	HER DM3 Conservation Areas

[Aldingbourne Neighbourhood Plan 2016 POLICY EH7](#) Renewable and Low Carbon Energy

Aldingbourne Neighbourhood Plan 2016 POLICY EH9 Conservation Area

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS

PRINCIPLE

The application site is situated outside of the built up area boundary as defined by SD SP2 of the Arun Local Plan (2011-2031). The proposal is for extensions and alterations to an existing building with the plot of an existing dwellinghouse. The proposal is in accordance with C SP1 of the Local Plan, as it is in accordance with D DM4 of this plan. Development can be in accordance with C SP1 if it refers to a specific use or type of development that is covered by another policy . In this case, the key policy considerations are deemed to be D DM1 & D DM4 of the Arun Local Plan.

It is noted the installation of solar panels can be completed under Permitted Development.

Aldingbourne Parish Council has a 'made' Neighbourhood Plan with EH7 and EH9 of relevance to the application.

The site is occupied by a number of buildings containing a main residence and a number of redundant farm buildings to the rear.

DESIGN AND VISUAL AMENITY

The proposal is sited on a barn to the rear of the main dwellinghouse to the eastern elevation. Due to the siting of the barn, the proposal is not visible from the street scene. The panels are black in order to try and improve its integration with the existing slate roof.

The proposal is considered to have a minimal impact upon the Conservation Area as it is not visible the street scene or wider area and accords with HERDM3 of the Arun Local Plan.

The siting, scale and design of the proposal is deemed appropriate in relation to the building that it being constructed on and as a result it complies with EH7 of the Aldingbourne Neighbourhood Plan and DDM1 and DDM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The barn and proposed solar panels are situated around 12m from the main residence on the site. Due

to the shallow pitch of the barn, its siting and the sufficient boundary treatment the proposal is unlikely to be visible from the neighbouring property to the south with 6m to the boundary. As a result It is not considered adjoining occupiers would be adversely affected by way of overbearing or overshadowing. The proposal complies with EH9 of the Aldingbourne Neighbourhood Plan and DDM1 and DDM4 of the Arun Local Plan.

Where the building is located in a Conservation Area, Section 71(1) of the Act states:

In the exercise, with respect to any buildings or other land in a Conservation Area of any powers (under the Planning Acts), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

The proposal is considered to comply with these criteria in that it is not considered to materially affect the character or the setting of the Conservation Area.

SUMMARY

The proposed development is deemed to accord with the relevant development policies and as such is recommended for approval subject to the following conditions and informatives.

HUMAN RIGHTS ACT

Human Rights Act:

The Council in making a decision should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as Arun District Council to act in a manner, which is incompatible with the European Convention on Human Rights.

Consideration has been specifically given to Article 8 (right to respect private and family life) and Article 1 of the First Protocol (protection of property). It is not considered that the recommendation for approval of the grant of permission in this case interferes unreasonably with any local residents' right to respect for their private and family life and home, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general interest and the recommendation for approval is considered to be a proportionate response to the submitted application based on the considerations set out in this report.

DUTY UNDER THE EQUALITIES ACT 2010

Duty under the Equalities Act 2010

In assessing this proposal the following impacts have been identified upon those people with the following protected characteristics (age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex or sexual orientation).

The proposal would have a neutral impact on the protected characteristics.

RECOMMENDATION

APPROVE CONDITIONALLY

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as

amended).

- 2 The development hereby approved shall be carried out in accordance with the following approved plans
- Block Plan with proposed works
 - Proposed Roof Plan - 1
 - Location and Block Plan
 - Existing and Proposed Elevations

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy DDM1 of the Arun Local Plan.

- 3 INFORMATIVE: Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure)(England) Order 2015. 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.