

PLANNING APPLICATION REPORT**REF NO:** **AW/316/11/****LOCATION:** Strange Garden House
Strange Gardens Estate
Bognor Regis**PROPOSAL:** Installation of 12 Hybrid Sanyo HIT-H250EO1 solar photovoltaic panels on the roof of the garages on A frames for the micro generation of electricity using a Kaco Powador 3002 inverter.**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	As above
SITE AREA	N/A
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development. Oak tree on front boundary.
BOUNDARY TREATMENT	Hedging to the front.
SITE CHARACTERISTICS	Rendered and painted white 2 storey dwelling. (Flats) Art Deco style with pan tiled roof. A compound of 4 garages to the side.
CHARACTER OF LOCALITY	Predominantly residential.

RELEVANT SITE HISTORY

AW/241/87	Erection of three garages.	Withdrawn 17-09-1987
AW/195/09/	Convert one flat back into two flats	Approve Cond 21-12-2009

REPRESENTATIONS**Representations received:**

Aldwick Parish Council

No objection

Comments on Representations received:

Parish Council

Noted

CONSULTATIONS

Environmental Health
Conservation Officer

Consultations responses received:

District Environmental Health
No comments

Comments on Consultation responses:

Comments noted

POLICY CONTEXT

Designation applicable to site:
Within Built-Up Area Boundary
Tree Preservation Order
Building and Structure of Character

DEVELOPMENT PLAN POLICIES

South East Plan:	SEPNRM11	Development Design for Energy Efficiency & Renewable Energy
Arun District Local Plan:	GEN7 GEN22	The Form of New Development Buildings or Structures of Character

PLANNING POLICY GUIDANCE

PPS1	Delivering Sustainable Development
PPS22	Renewable Energy

POLICY COMMENTARY

The above policies combine to describe the criteria against which the application will be assessed particularly with regard to visual and residential amenity.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

The proposal is considered to comply with relevant Development Plan policies in that it would have no materially adverse effect on the visual amenities of the locality or the residential amenities of the adjoining properties, nor would it have an adverse impact upon the established character of the surrounding area.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSIONS

Principle

The site lies within the built up area boundary and the building is on the Local List of Buildings or Structures of Character. Development is acceptable in principle subject to the visual amenity.

Policy GEN22 Buildings or Structure of Character

This policy states that planning permission will not be granted for alterations, extensions or other development which would adversely affect the appearance or setting of such buildings or structures.

The panels are a maximum height of 0.9m and will sit on the roof of the garages in two blocks of 5.3m in length to avoid the pedestrian arch in the centre. They are proposed to be removed after 25 years when the panels have outlived their life expectancy. It is not considered that the panels detract from the special architectural quality of this Art Deco building and they can be easily removed without damaging the appearance of the building.

PPS22 Renewable Energy

It is Government policy to encourage renewable energy to try to reduce global climate change. The proposal is therefore in accordance with this policy.

Visual Amenity

The proposal is partly screened from the road by the existing vegetation on the front boundary and can be glimpsed at the access. It is not considered that the proposal will harm the visual amenity of the area.

Residential Amenity

The proposal is above the garage compound and is separated from the residential properties. It is therefore considered that the panels will result in any harm to neighbours amenity. It is therefore recommended that the application is approved subject to the following conditions.

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 drawing 45-00359-C45-OR01, 45-00359-C44-OR01, 45-00359-P42-XX01, 45-00359-P43-XX01, 45-00359-P44-XX01, 45-00359-P45-XX01.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with GEN7 of the Arun District Local Plan.

- 3 **INFORMATIVE:** Summary of Reasons for Grant Article 31 Development Management Procedure Order 2010

SUMMARY

This planning permission is granted because it complies with the policies listed below in

that (the development would not cause any material adverse effect on visual or residential amenity on the surrounding area and its character)and there are no material considerations to indicate otherwise.

RELEVANT POLICIES

LOCAL PLAN: GEN7, GEN22

NATIONAL POLICIES: PPS1, PPS22

This is only a summary of reasons for granting to comply with Article 31 and full reasons appear in the Officer report.