

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

REF NO: A/186/20/HH

LOCATION: 1 Arlington Crescent
East Preston
BN16 1DL

PROPOSAL: Installation of a 1kW Solar Panel Array at 1st floor side level to the wall of dwelling

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION This application seeks retrospective permission for 4 solar panels to the Southern Elevational wall of the property.

RELEVANT SITE HISTORY

PAA/119/20/ An application for householder planning permission in retrospect for the installation of Solar Panels.
I have been advised by Lisa Coney 04.11.20 that my solar panels require planning permission.

ENF/214/20 Alleged unauthorised solar panels

REPRESENTATIONS

None

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Designation applicable to site:
None

DEVELOPMENT PLAN POLICIES

[Arun Local Plan 2011 - 2031:](#)

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

[Angmering Neighbourhood Plan 2014 POLICY HD4](#) Materials

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS**PRINCIPLE**

In this case, the key policies are deemed to be D DM1 and D DM4 of the Arun Local Plan. Angmering has a made neighbourhood plan however none of the policies are relevant to this application.

Policy D DM1 sets out 13 design aspects of which applications should be assessed against. These include: Character, Appearance, Impact, Innovation, Adaptability, Crime Prevention, Trees, Public realm, Layout, Public Art, Density and Scale.

Policy D DM4 sets out criteria for which applications relating to extensions and alterations of existing buildings must be assessed against. They generally seek to minimise the impact of the proposal on the character of the host dwelling, its neighbours and the locality.

Policy HD4 of the Angmering Neighbourhood Plan sets out general principles for development within the Parish and relates to the materials used in construction and HD5 which relates to the built form of the development.

DESIGN and VISUAL AMENITY

The applicant has submitted this retrospective application for 4 solar panels to the side elevation of their home, installing them originally believing did not need permission.

The 4 solar panels are set within 2 individual blocks, mounted on angled frames on the Southern elevation. They measure 0.97m by 1.67.5m and the base of the panels protrudes out from the elevation by 1.03m. They are located above a single storey side extension and the private amenity space of the property; it is believed therefore that these panels do not cause any harm and do not overshadow neighbouring properties. Additionally, it has been noted that no representations have been made by neighbours.

It is noted that there are additional solar panels sitting in a traditional format on the roof on the Western Elevation, these do not need planning permission.

The panels are visible from the street scene, however due to their appropriate scale they do not appear to dominate the host dwelling and also appear to have minimal impact of the street scene. Additionally, it is noted that there are other examples of solar panels locally and as such it is thought they accord with Arun Local Plan policies DDM1 and DDM4.

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

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.

CIL DETAILS

This application is CIL Liable therefore developer contributions towards infrastructure will be required (dependant on any exemptions or relief that may apply)

RECOMMENDATION

APPROVE CONDITIONALLY

- 1 The development hereby approved shall be carried out in accordance with the following approved plans;
 - side elevational dwg
 - elevation/section dwg
 - photos
 - block plan

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy DDM1 and DDM4 of the Arun Local Plan.
- 2 **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.