

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

REF NO: BR/306/20/HH

LOCATION: Holly Holm
Sylvan Way
Bognor Regis
PO21 2RS

PROPOSAL: Installation of Solar PV system 8.28kWp to be mounted to flat roof of the house.

SITE AND SURROUNDINGS**DESCRIPTION OF APPLICATION**

This applications seeks permission for the installation of solar PV system 8.28kWp to be mounted to flat roof of the house.

The installation will see 24 solar panels set above the single storey rear extension and will be mounted on one individual block. The single storey rear extension roof is EPDM membrane where the solar panels will sit on.

Each individual solar panel measures 1.56m in length with a height of 0.9m, the panels will extend approximately 30cm above the roof height.

RELEVANT SITE HISTORY

BR/279/20/CLP	Lawful development certificate for the Proposed installation of 24No. Solar panels on flat roof of existing conservatory.	PP Required 21-12-20
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REPRESENTATIONS

No objection from Town Council.
No representations from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Built up area boundary.

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

PLANNING POLICY GUIDANCE:

NPPDG	National Design Guide
NPPG	National Planning Practice Guidance
NPPF	National Planning Policy Framework

CONCLUSIONS**PRINCIPLE**

The key policies considered are D DM1 and D DM4 of the Arun Local Plan.

Bognor Regis does have a 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.

DESIGN and VISUAL AMENITY

The applicant has submitted this application for 16 solar panels to the rear elevation of their property at the southern boundary. The 24 solar panels are set within 1 individual block, mounted on angled frames on the rear elevation of the flat roof. Each individual solar panel measures 1.56m in length and a height of 0.9m.

The proposal will be situated to the rear of the property and there will be minimal views of the proposal from the street scene. This is due to there being a wall and fence which surrounds the property, therefore blocking any potential views, as a result this will not have an impact on the character and appearance of the area.

The proposed installation of the 24 solar panels on the flat roof lies predominately against the roof and is well integrated onto the structure. The individual solar panels will sit on top of the EPDM membrane which is on the single storey rear extension, as a result showing the solar panels to be subservient to, and well integrated with the host dwelling.

The main footprint and height of the solar panels on the rear extension is not considered to result in an adverse appearance on the street scene given it's rear location, or result in a harmful impact upon the host dwelling, and as such, is deemed to be in accordance with D DM1, D DM4(a), (b) and (e) of the Arun Local Plan.

RESIDENTIAL AMENITY

The solar panels will be constructed above the single storey rear extension are will extend approximately 30cm above the roof height, this isn't a significant increase in height and therefore is proposed to be

integrated into the host dwelling.

With regard to potential for loss of privacy there are no openings proposed that provide any overlooking into neighbouring properties. The solar panels will not affect any nearby neighbours or the street scene due to the property being surrounded by a wall and fence. The addition of solar panels to the single storey rear extension is a minor development to this property and there are no justified reasons for refusal on this development.

As such, the proposed development is considered to be in accordance with D DM1(3) and D DM4(c) of the Arun Local Plan.

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.

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:

- Location plan
- Side drawing
- Solar PV system

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy D DM1 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.