

CERTIFICATE OF LAWFUL PROPOSED DEVELOPMENT REPORT

REF NO: SL/15/09/CLP

LOCATION: Wooton House
School Hill
Slindon

PROPOSAL: The proposal to install 8 solar PV panels on a pitched roof.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above. The panels would be arranged in a single bank measuring approximately 3.3 metres in length by 2 metres in width and 50mm in thickness and positioned on the rear facing roofslope.
SITE AREA	Approximately 895 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	N/A
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	N/A
SITE CHARACTERISTICS	The site is occupied by a detached two-storey dwelling which has painted render elevations and a tiled, gable roof. There is a two-storey gable end extension to the side, a single-storey hipped roof extension to the front and a single-storey flat roof to the rear.
CHARACTER OF LOCALITY	The site is located outside of the built up area and is within an Area of Outstanding Natural Beauty and the Slindon Conservation Area. The site is positioned on a village road which is lined by a mixture of residential dwellings, many of which are historic structures, as well as a small number of agricultural buildings. The site backs onto open scrubland to the west.

RELEVANT SITE HISTORY

None

REPRESENTATIONS

Representations received:

Parish Council representation: Awaited.

Comments on Representations received:

None

CONSULTATIONS

Conservation Area Advisory Com

Consultations responses received:

No comment.

Comments on Consultation responses:

None

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

The purpose of the application is to determine whether it is deemed as Permitted Development. The decision would be based on facts rather than against Development Plan policies and would be assessed against the criteria set out in The Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2008, part 40 Installation of Domestic Microgeneration Equipment.

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

The proposal involves the installation of roof mounted solar panels on a dwellinghouse. The potential need for planning permission for these works can be assessed against the criteria set out in The Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2008 Part 40 - Installation Of Domestic Microgeneration Equipment - Class A in which the provision of solar panels are would require planning permission if:-

the solar PV or solar thermal equipment would protrude more than 200 millimetres beyond the plane of the wall or the roof slope when measured from the perpendicular with the external surface of the wall or roof slope;

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);

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 or roof slope forming the principal or side elevation of the dwellinghouse and would be visible from a highway; or
- on a wall or roof slope of a building within the curtilage of the dwellinghouse and would be visible from a highway; or

the solar PV or solar thermal equipment would be installed on a building within the curtilage of the dwellinghouse if the dwellinghouse is a listed building.

The thickness of the proposed solar panels is 50mm and therefore they would not protrude more than 200mm beyond the plane of the wall or roof slope. The highest part of the solar panels would not exceed the highest part of the existing roof.

The site is located within a Conservation Area, however, the solar panels would not be mounted on a roof slope on a principal or side elevation of the building. Due to the orientation of the

existing dwellinghouse the principal roof slope does not face directly towards the street but to the north. The south facing roof slope, on which the solar panels would be mounted, is therefore, by default, the rear roof slope. The existing dwellinghouse is not listed.

The proposed works therefore satisfy the criteria set out and, as such, planning permission would not be required for their installation.

RECOMMENDATION

PLANNING PERMISSION NOT REQUIRED

- 1 The Arun District Council hereby certify that on the 4th January 2010 the use hereby described in the First Schedule hereto in respect of the land specified in the Second Schedule hereto and edged boldly on the plan attached to this certificate was lawful within the meaning of The Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2008 Part 40 - Installation Of Domestic Microgeneration Equipment - Class A, for the following reasons:-

The proposed solar panels would not protrude more than 200mm beyond the plane or the wall of the roof slope.

The highest part of the solar panels would not exceed the highest part of the roof.

The solar panels would not be mounted on a roof slope on the principal or side elevation of the dwellinghouse.

- 2 "The development" concerned is for a bank of eight solar panels on the rear (south) facing roof slope, as detailed in the plans submitted with the application.
- 3 The proposal is for a combination of solar panels measuring a total of 3.3 metres in width by 2 metres in height and 50mm in thickness, as detailed in the plans submitted with the application.
- 4 Wooton House, School Hill, Slindon, West Sussex, BN18 0RS