DELEGATED REPORT

Recommendation Made: 6 September 2011

Reference:- 11/00590/FUL **Parish:- Stoke Golding Parish Council**

Applicant:- Mr Robert Panther
15 Andrew Close
Stoke Golding
Nuneaton
Leicestershire

Location:- 15 Andrew Close Stoke Golding Nuneaton Leicestershire CV13 6EL

Proposal:- INSTALLATION OF PHOTOVOLTAIC PANELS

Introduction:-

This application seeks full planning permission for the installation of solar panels to the front roof of this detached dwelling house.

The dwelling is constructed of brown brick and grey pantile roof tiles.

The proposal involves the insertion of 16 solar panels on the front roof plane that have the following dimensions; 1580 mm in length x 800 mm in width x 100 mm in depth.

The application site falls within the Stoke Golding Conservation Area and within the boundary of Bosworth Battlefield as identified in the Stoke Golding Conservation Area Appraisal.

Planning History:-

None

Consultations:-

Site notice displayed on 08/08/2011 and neighbours notified.

No objections have been received from:

Stoke Golding Parish Council

Development Plan Policies:-

Adopted Local Plan

The site lies within the settlement boundary of Stoke Golding as defined in the adopted Hinckley and Bosworth Local Plan.

Policy BE1 - Design and Siting of the Development
Policy BE7 - Development in Conservation Areas

Stoke Golding Conservation Area Appraisal
Sustainable Design Supplementary Planning Documents

Appraisal:-

The main consideration in respect of this application are the principle of development, the impact of the proposed solar panels on the character and appearance of the existing dwelling, the character of the conservation area and on the amenities of the occupiers of neighbouring properties.

The Principle of Development

The site is located within the settlement boundary of Stoke Golding, as defined in the Adopted Hinckley and Bosworth Local Plan Proposals Map; therefore there is a presumption in favour of development subject to all other planning matters being appropriately addressed.

The presumption in favour of sustainable development provides and in principle support for the proposal subject to other planning matters being addressed.

Impact on Existing Dwelling

In terms of design, the solar panels will be photovoltaic modules and are rectangular in shape. The solar panels will project 150 mm from the roof plane which is acceptable outside Conservations Areas under Permitted Development. The panels will be grouped together on the front elevation in “landscape” format, with four rows of four panels giving a unified lay out.

It was the request of the Conservation Officer that the colour of the photovoltaic modules should be in keeping with the colour of the roof. In response, the agent has submitted additional information stating that the modules will be monocrystalline and as such will be dark grey. This colour is considered to be sympathetic with the dark grey tiles used in the construction of the application property.

Whilst it may be argued solar panels alter the character of dwelling houses, the insertion of the proposed solar panels will not have an 'adverse' impact on the character of this modern dwelling and is therefore acceptable.

Conservation Area

The Conservation Officer notes that the solar panels will be inserted on a modern property within a modern residential estate identified as a weak area in the Conservation Area. Due to its siting on the front elevation of the roof the solar panels will have no impact on the Battlefield site and protected views towards Ashby Canal north of the site. In relation to views from Station Road to the south, the distance and location of the proposal will have a limited impact on this side of the Conservation Area. On this basis, it is considered that the development preserves the character of the Stoke Golding Conservation Area.

Neighbours amenities

The solar panels will project 150 mm from the roof plane and there is a two metre off set between the two adjacent dwelling houses (no. 14 and no. 16) that would counteract the impact of its projection. Given the size, siting and minimal amount of projection from the roof, it is not considered the panels will have a material impact on neighbour’s amenities.

Conclusion

The proposal would respect the scale and character of the existing dwelling, preserves the character of the Stoke Golding Conservation Area and would not adversely affect the amenities of the occupiers of neighbouring properties. The application is considered to be in accordance with Policies BE1 and BE7 of the Local Plan and is therefore recommended for approval subject to conditions. The development preserves the character of the Stoke Golding Conservation Area.

RECOMMENDATION:- Permit subject to the following conditions:-

Summary of Reasons for Recommendation and Relevant Development Plan Policies :

Having regard to the pattern of existing development in the area, representations received and relevant provisions of the development plan, as summarised below, it is considered that subject to compliance with the conditions attached to this permission, the proposed development by virtue of the scale, mass and design of the proposed solar panels would not detrimentally impact on the character and appearance of the existing dwelling, preserves the character of the Stoke Golding Conservation Area and would not harm neighbours amenities and would be in accordance with the development plan.

Hinckley & Bosworth Borough Council Local Plan (2001) :- BE1 & BE7

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

2 The solar panels to be used shall be photovoltaic modules as indicated in the module detail information submitted with the application on 03/08/2011 and confirmed as monocrystalline (dark grey) in the email received on 09/08/2011, unless otherwise agreed in writing with the Local Planning Authority.

3 The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows:-

Drawing - 15AC20i - Received on 03/08/2011
Drawing - 15AC10 - Received on 03/08/2011
Drawing - Module Details - Received on 03/08/2011
Site Location and Block Plan - Received on 03/08/2011

Reasons :-

1 To comply with the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004.

2 To ensure that the development has a satisfactory external appearance to accord with Policy BE1 of the adopted Hinckley & Bosworth Local Plan.

3 For the avoidance of doubt and in the interests of proper planning.

Notes to Applicant:-

1 Bats, nesting birds, great crested newts and certain other species are protected by law. If any such species are discovered before or during the works the works must be suspended and the local office of Natural England contacted for advice.

2 This permission does not grant approval under the Building Act 1984 and the Building Regulations 2000 (as amended) for which a separate application may be required. You are advised to contact the Building Control Section.

3 As from 6 April 2008 this Authority are charging for the discharge of conditions in accordance with revised fee regulations which came into force on that date. Application forms to discharge conditions and further information can be found on the planning portal web site www.planningportal.gov.uk.

4 All works within the limits of the Highway with regard to the access shall be carried out to the satisfaction of the Southern Area Manager (0116 3052202).

Contact Officer:- Kevin Roeton Ext 5919