DELEGATED REPORT

Recommendation Made: 20 July 2011

Reference:- 11/00495/FUL **Parish:- Ratby Parish Council**

Applicant:- Mr Ian Freeman
34 Chapel Lane
Ratby
Leicester
Leicestershire

Location:- 34 Chapel Lane Ratby Leicester Leicestershire LE6 0JD

Proposal:- ALTERATIONS TO DWELLING FOR THE INSTALLATION OF SOLAR PANELS

Introduction:-

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

The bungalow is constructed of light brown brick with plain clay roof tiles and occupies an elevated position in relation to Chapel Lane but set well back from the highway.

Further details on the type of solar panels have since been submitted.

The proposal involves the insertion of 12 Sungrid solar panels that have the following dimensions; 1.8 m in length x 0.9 m in width.

Planning History:-

09/00823/FUL – Extensions and alterations to dwelling – Approved on 21/12/2009

Consultations:-

Site notice displayed on 05/07/2011

Ratby Parish Council acknowledges energy saving devices should be encouraged, nevertheless expressed the following concern:

a) solar panels will not be in keeping with the Conservation Area

No objections have been received from:

Head of Community Services (Land Drainage)

Development Plan Policies:-

Adopted Local Plan

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

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

Supplementary Planning Guidance: House Extensions Design Guidance (SPG)
Ratby Conservation Area Appraisal

Sustainable Design Supplementary Planning Documents

Appraisal:-

The main considerations 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 Ratby, 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.

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 0.1m from the roof plane which in normal circumstances is acceptable under Permitted Development. The panels will be grouped together on the front elevation with a layout that gives a coherent appearance. It is considered the insertion of these solar panels on this 1970's styled bungalow will not have an adverse impact on its character and are therefore acceptable in design terms.

Conservation Area

Due to the orientation of the roof plane away from the highway, the conservation officer commented that in this instance the insertion of solar panels will have limited impact on the Conservation Area. On this basis, it is considered that the development preserves the character of the Ratby Conservation Area.

Neighbours Amenities

Given the size, sitting and minimal amount of projection from the roof it is not considered the panels will have an impact on neighbour's amenities.

Conclusion

The proposal would respect the scale and character of the existing dwelling, preserves the character of the Ratby 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 the adopted SPG on House Extensions and is therefore recommended for approval subject to conditions. The development preserves the character of the Ratby 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 Ratby 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 type of solar panels to be used shall be Sungrid SG-260M6 as indicated on drawing F.3871 SK01 and the specification submitted, 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 - F.3871 SK01 - Received on 17/06/2011

Reasons :-

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

2 To ensure that the solar panels have a satisfactory external appearance to accord with Policy BE1 and BE7 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