DELEGATED REPORT

Recommendation Made:

Reference:- 11/00593/FUL **Parish:- Hinckley**

Applicant:- Mr Geoff Badcoe
18 Sunnyside
Hinckley
Leicestershire
LE10 1TE

Location:- 18 Sunnyside Hinckley Leicestershire LE10 1TE

Proposal:- ERECTION OF PHOTOVOLTAIC PANELS

Introduction:-

This application seeks approval for the erection of 8 stand alone photovoltaic panels on the roof of a detached garage building within the residential curitlage of 18 Sunnyside, Hinckley.

The panels are to be mounted on frames which will be attached to weighted blocks and will sit on the flat roof of the garage. Two rows of four are proposed and the panels on each row will be aligned to archive maximum efficiency. The most north east row will stand 700mm above the roof line of the garage, the south west row will stand 400mm above the roof line and there is a parapet wall that exists along the north,east and south sides of the garage.

Planning History :-

98/00612/FUL ERECTION OF CONSERVATORY- Approved
90/00411/4 FIRST FLOOR EXTENSION OVER GARAGE TO FORM BEDROOM - Refused
86/00692/4 PROPOSED GARAGE AND CARPORT - Approved
78/01490/4 REPLACEMENT OF EXISTING WINDOWS - Approved

Consultations:-

No representations have been received in respect of this application.

Development Plan Policies:-

National Policy

Planning Policy Statement 1: Delivering Sustainable Development
Supplement to Planning Policy Statement : Planning and Climate Change
Planning Policy Statement 22: Renewable Energy

Local Planning Policy

Hinckley and Bosworth Borough Local Plan 2001
BE1- Design and Siting of Development

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 and the amenities of the occupiers of neighbours properties.

The application site is a residential property within the settlement boundary of Hinckley and as such there is a presumption in favour of development, subject to all other planning matters being satisfied.

Impact on appearance of dwelling and character of area.

The proposed PV panels are to be sited on the roof of a flat roof garage, which is in the rear garden of the dwelling . The garage is detached from the main dwelling house and located behind the car port to the side of the house. The road and public areas are at a lower level than the dwelling house/garage and as such, the car port will screen the majority of the PV panels from public view. The development will not therefore have a significant detrimental impact on the appearance of the dwelling or the character of the area.

Amenity of the occupiers of neighbouring dwellings

Due to the location of the garage, there is limited visibility to any property other than No. 16 Sunnyside. However, as with the front of the property, the rear garden land levels of the application site are approximately 400mm higher than No 16 Sunnyside. Because of this, and the parapet wall which extends along the edge of the garage roof, the panels will not be unduly prominent to the occupiers of this property.

In summary, the development is acceptable in principle. will not have a detrimental affect on the appearance of the dwelling, the character of the area or the amenity of neighbouring dwellings.

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, would not harm neighbours amenities and would be in accordance with the development plan.

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

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

2 The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows: Site Location Plan, Block Plan, LPA1, LPA2, LPA3 received on the 31st of August 2011.

Reasons :-

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

2 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:- **Nick Cox** **Ext 5659**