
Site Address: 28 Fairlight Chalets, Salterns Lane, Hayling Island, PO11 9LQ
Proposal: Proposed P.V solar panels on roof.
Application Type: Full Planning Permission
Application No: APP/23/00374 Expiry Date: 13/07/2023
Applicant: Mr & Mrs P.M Mason
Agent: Case Officer: Bethany Crowther
Ward: Hayling East

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is located to the south of Salterns Lane and forms part of the Fairlight Chalet Estate. The Estate comprises 36 chalets which are accessed via a private drive off Salterns Lane. The site is a semi-detached holiday chalet. The property is cream rendered with red brick quoins and a tiled gable roof.

2 Planning History

08/52204/002 - Fitting of roof mounted solar heating panel to front roof slope., PERM, 12/01/2009
APP/12/00896 - Removal of Condition 7 of Planning Permission HWU2788 and Condition 1 of Planning Permission 13268/3 to allow for permanent occupation of chalet numbers 1-30, 32-35 inclusive., REF, 12/11/2012

3 Proposal

Proposed P.V solar panels on roof.

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

CS14 (Efficient Use of Resources)
CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Leah Turner - Hayling East
No comments received.

Councillor Mark Coates

No comments received.

Councillor R Raines - Hayling East

No comments received.

Developer Services, Southern Water

No objections to the proposal.

6 Community Involvement

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 20

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

7 Planning Considerations

7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- (i) Principle of development
- (ii) Appropriateness of design and impact on the character of the area
- (iii) Effect on neighbouring properties

(i) Principle of development

7.2 The application site is located within the defined urban area, therefore development is considered acceptable in principle subject to development management criteria. The Havant Borough Design Guide SPD and Policy CS14 of the Havant Borough Local Plan (Core Strategy) 2011 set out the Council's support in promoting domestic microgeneration technologies where possible to help reduce Havant Borough's Greenhouse gas emissions.

(ii) Appropriateness of design and impact on the character of the area

7.3 The proposal would see the installation of 3 solar panels on the front elevation of the property. The proposed solar panels would be dark P.V. Solar Panels. This is considered to be of appropriate design.

7.4 The proposed solar panels would be visible from the street scene. The proposed works would see the introduction of solar panels in the holiday estate, however paragraph 158 of the NPPF and Policy CS14 from the HBCS supports the installation of domestic microgeneration technologies. Due to their design and position, they are considered to not have an adverse impact on the character of the area.

- 7.5 The design and appearance of the proposal is deemed appropriate in context to the main building and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core strategy). It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

- 7.6 It is considered that the proposed solar panels would not have any negative impacts on the neighbouring properties.
- 7.7 Consequently, it is considered that the proposal will not appear overbearing or lead to a loss of light, outlook or privacy and would have limited and acceptable impact on the properties immediately adjacent to the application site and the properties opposite or to the rear, meeting the requirements of Policy CS16 of the HBLP (Core Strategy). It is noted no letters of objection were received with respect to the scheme.

8 Conclusion

- 8.1 The proposed development is acceptable in principle, is appropriate in terms of design and its impact on the character of the area, and would have a limited and acceptable impact on the neighbouring properties. On this basis it is recommended for approval.
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9 **RECOMMENDATION:**

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/23/00374 subject to the following conditions

- 1 The development must be begun not later than three years beginning with the date of this permission.
Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

807/22 - PROPOSED SOLAR PANELS - ELEVATIONS (UPLOADED 16th MAY 2023).
SITE LOCATION PLAN
BLOCK PLAN

Reason: - To ensure provision of a satisfactory development.
- 3 The external materials used shall be as indicated on the submitted forms and hereby approved plans, or shall match, in type, colour and texture, those of the existing building so far as practicable.
Reason: In the interests of the amenities of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.