



Planning Department,
Havant Borough Council
Public Service Plaza
Civic Centre Road
Havant
PO9 2AX

Date: 13th September 2023

Site Address: Land at Sinah Lane, Hayling Island

Application: Non-Material Amendment for the addition of PV panels on 95 No of plots.

PP Reference: PP-12436986

Dear Sir/Madam

I am writing to advise you that Barratt Homes (Southampton) have today submitted a Full Application via the Planning Portal (reference: PP-12436986) in relation to the Land at Sinah Lane, Hayling Island.

Application APP/20/01093 received permission on 30th June 2021 for the following:

“Erection of 195 No. Dwellings, associated open space, pumping station, sub-station and formation of new vehicular access off Sinah Lane. Change of use of land from agricultural to a Wader and Brent Geese Refuge Area (Resubmission of APP/18/00724).”

Relative to the above consent, APP/20/01093, the present application seeks the following non-material amendment:

- Installation of PV Panels to all plots to accord with the new Building Regulations, which came into effect June 2023.

Following the introduction of the new Building Regulations (Part L), which came into effect in June 2023, Barratt David Wilson Homes are required to provide PV panels to every dwelling constructed post June 2023.

In compliance with Building Regulations (Part L), this application therefore proposes the addition of Inline Solar Panels to the following plots: 24-33, 34-42, 43-48, 55-65, 66-71, 72-84, 93-108, 109-125, and 139-143.

The proposed Inline Solar Panels will integrate seamlessly with all tile and slate roof types and as such will not significantly alter the appearance or character of the properties or the wider street scene. The sleek low profile of the panels also facilitates simple roof maintenance for the homeowner.



Section 96A of the town and country planning act 1990 (as amended) allows local planning authorities to make a change to any planning permission, or any permission in principle (granted following an application to the authority), relating to land in their area if they are satisfied that the change is not material.

Section 96A (2) (reiterated in Paragraph 008 Reference ID: 17a-008-20140306 of the NPPG) confirms that: In deciding whether a change is material, a local planning authority must have regard to the effect of the change, together with any previous changes made under this section, on the planning permission as originally granted.

Part 14 Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 allows you to install a PV panel on a residential dwelling. Therefore if an owner of one of these dwellings wanted to retrospectively add these in later they would have permission automatically granted through the legislation mentioned prior. This therefore implies that the proposed inclusion does not require any form of public consultation; which concurs with the NMA procedure.

For the reasons listed above, we consider that the development proposal would result in minimal changes to the consented layout that would not materially alter the character and appearance of the area or have any detrimental impact on the amenity of the surrounding residents. We are therefore, satisfied with the changes, which fulfil the criteria section of 96A (2).

Furthermore, it should be acknowledged that a homeowner can install PV Solar Panels on the roof of their property, utilising their Permitted Development rights, without the need for formal planning permission subject to compliance with the Permitted Development Criteria.

A schedule of submitted proposed plans and documents is included below:

Proposed Plans
Inline Solar Panel Specification Datasheet- 355-375 (January 2023)
Inline Solar Panel Specification Datasheet- 380-400 (January 2023)
Site Location Plan: PL-01 Site Location Plan
PV Plan: PL-16 Proposed PV Plan

The relevant planning application fee has been paid via the Planning Portal.

I trust you have everything required to validate and determine this application. However, in the event you seek clarification on any of the above information, please do not hesitate to contact me.



BARRATT
HOMES



DAVID WILSON HOMES
WHERE QUALITY LIVES

Yours sincerely,

Sam Briggs

Trainee Planner

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On behalf of Barratt David Wilson Homes Southampton