
Site Address: 10 Spring Gardens, Emsworth, PO10 7AU
Proposal: Installation of 6 solar panels on the front roof and 6 solar panels on the back roof.
Application Type: Full Planning Permission
Application No: APP/22/01141 Expiry Date: 10/02/2023
Applicant: Mr S Molyneux
Agent: Case Officer: Selina Donophy
Ward: Emsworth

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site comprises a semi detached, two storey dwellinghouse located on the west side of Spring Gardens , Emsworth. This property has a pitched roof with elevations formed from render, brickwork and stone . The property is located at the end of a cul-de-sac and the site is located within the Emsworth Conservation Area and the Chichester Harbour AONB.

2 Planning History

92/57420/000 - Conservatory/utility room at rear., PERM,

3 Proposal

Installation of 6 solar panels on the front roof and 6 solar panels on the back 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

CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS12 (Chichester Harbour AONB)
CS14 (Efficient Use of Resources)
CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)
DM20 (Historic Assets)

Emsworth Neighbourhood Plan Post Examination Version 2020

H1 (Design & Heritage)
D1 (General Design Policy)
D6 (Resource Efficiency)

Listed Building Grade: Not applicable.
Conservation Area: Emsworth

5 Statutory and Non Statutory Consultations

Chichester Harbour Conservancy

No Objection:

Whilst this property is situated within Chichester Harbour AONB (and the Emsworth Conservation Area), there are no views from the wider AONB landscape due to its location surrounded by built-development on all sides. We are supportive in principle of the use of renewable technologies and are pleased to see that the chosen product would be all-black, avoiding the more prominent appearance created by silver surrounds or patterns on the panels.

Conservation Officer Assessment .

The proposal is to erect 6no, black solar panels on both the front facing and rear facing roof slopes. These will be arranged in a 'U' shape on the roof slopes.

Solar panels are already visible on No. 16 Spring Gardens on the front / side facing roof slope. Whilst these are highly visible within the context of the streetscene and this part of the conservation area, they do not cover the entire roof slope and the architectural character of the property is still visible.

The solar panels proposed for No. 10, will still retain the visibility of the existing roof slope and the muted black finish of the panels would be less noticeable than steel finish versions.

Overall it is considered that the proposal would meet the test set out in Section 72 of the 1990 TCPA and would meet the requirements of the relevant local plan policies.

Conclusion

NO OBJECTION

Councillor Julie Thain-Smith

No comment received

Councillor Lulu Bowerman

No comment received

Councillor R Kennett

No comment received

Environmental Health

I can confirm that we have no adverse comments to make concerning 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: 30

Number of site notices: 1

Statutory advertisement: 30/12/2022

Number of representations received: 0

Comment	Officer Comment
No comments received	

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) Impact on the Conservation Area and AONB
- (iv) 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.

7.3 The Climate Change Act 2008 (2050 Target Amendment) Order 2019 is the first legally binding target by a major economy and commits the UK to decreasing its greenhouse gas (GHG) emissions to "Net Zero" by 2050. Moreover, 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 appropriate) to help reduce Havant Borough's GHG emissions.

The SPD also identifies the utilisation of building facades and roofs for collecting solar energy for conservation into electricity and/or to heat water for a building's occupants.

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

- 7.3 This proposal is for solar panels to the front and rear roof slopes. A total of 12 solar panels are proposed, 6 to the front roof slope and 6 to the rear roof slope in the same 'U' shape. In this instance a planning condition has been attached to an earlier decision notice linked to this property which prohibits additions to the roof without requiring planning consent . It is understood that there are some other properties in the immediate area which also benefit from solar panels . It is of note that the proposed solar panels would be black which would reduce the visibility of the panels within the roof slope. Although the site is located within the Conservation Area , this section of the Conservation Area consists of more modern properties and the benefits of renewable energy sources are encouraged as stated in paragraph 7.3 .
- 7.4 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) Impact on the Conservation Area and AONB

- 7.5 The site is located within the Emsworth Conservation Area and the Chichester Harbour AONB. The Chichester Harbour Conservancy have been consulted and uphold no objection to this proposal . Havant's Conservation Officer upholds no objection to this proposal following consultation, confirming that it would meet the test set out in Section 72 of the 1990 TCPA and would meet the requirements of the relevant local plan policies. This proposal would therefore accord with policies CS12 of the Havant Local Plan and DM20 of the Havant Borough Allocation Plan.

(iv) Effect on neighbouring properties

- 7.6 The solar panels would be visible from properties both towards the front and the rear of the site. The panels would not result in any material harm to the amenity of these properties. Consequently, it is considered that the proposal will not appear overbearing or lead to overlooking 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 scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and is therefore considered to be appropriate and recommended for approval.
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9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/22/01141 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:

16 Dec 2022 PANEL POSITIONS ON ROOF
16 Dec 2022 PROPOSED FRONT AND REAR ELEVATIONS
15 Dec 2022 LOCATION PLAN
15 Dec 2022 MANUFACTURERS SPECIFICATIONS - SHARP
15 Dec 2022 FRONT AND REAR ASPECTS

Reason: To ensure provision of a satisfactory development.