
Site Address:	6 Nile Street, Emsworth, PO10 7EE		
Proposal:	Installation of solar panels on roof.		
Application No:	APP/18/00518	Expiry Date:	13/07/2018
Applicant:	Mr Geary		
Agent:	Mr Davies	Case Officer:	Bee Crawford
	Helyer Davies Architects Ltd		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a modern three storey mid-terraced property situated in Emsworth Conservation Area. It has a slate clad flat mansard roof and elevations of red multibrick, white cladding and tile hanging. The site is level and there are three storey properties to the east, west and opposite and a public car park is to the rear. The area is of medium density with two and three storey detached, semi-detached and terraced properties of similar and individual age, style and design, reflecting the nature of the Conservation Area.

2 Planning History

APP/17/00152 - Single storey rear extension incorporating 2 rooflights, log burning flue and sedum flat roof; replacements windows on first and second floor (Approved 11/05/2017). Request to Discharge Condition 2 (18/04/2018), permitted 11/05/2017.
APP/18/00424 - Single storey rear extension incorporating 2 rooflights, log burning flue and sedum flat roof; replacement windows on first and second floor, windows and doors to front elevation. (Revised application), permitted 06/07/2018.

3 Proposal

- 3.1 The proposal is for the installation of solar panels on the 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

CS16 (High Quality Design)

CS17 (Concentration and Distribution of Development within the Urban Areas)

Havant Borough Local Plan (Allocations) July 2014

DM20	(Historic Assets)
AL1	(Presumption in Favour of Sustainable Development)
AL2	(Urban Area Boundaries and Undeveloped Gaps between Settlements)

Listed Building Grade: Not applicable.

Conservation Area: Emsworth

5 Statutory and Non Statutory Consultations

Chichester Harbour Conservancy, The Harbour Office

No objection, subject to the edge/surrounding framework of each panel not being bare aluminium, but dark coloured and preferably matt black.

Following a site visit made 13.6.18 and having regard to the Policy framework* below, this incongruous mansard roof is clearly visible from the adjoining public car park.

The parapet upstand to the roof is very modest looking at the sectional drawing. The most southerly array of panels is likely to be seen above the parapet, notwithstanding the very slender angle of presentation to the sky. The Conservancy would not wish to see a situation where even more attention is drawing to this roofscape, especially in the Emsworth Conservation Area in this part of the AONB.

The Conservancy does however, support sustainable micro energy generation.

*Policy framework

NPPF paragraphs 14, 17, 56-58, 60, 64, 99, 109-113, 115 and Section 12; NPPG: ID8, ID18a, ID21a, ID26; Havant Borough Local Plan (Core Strategy) 2011 - CS11, CS12, CS16, DM9; Havant Borough Local Plan (Allocations) 2014 - AL1, DM20; Draft Emsworth Neighbourhood Plan (2017) ? H1-H3, D1-D2, D6 ; Chichester Harbour AONB Management Plan 2014-2019: BD1, HE1; CHC Planning Principles (adopted by CHC 17.10.2016) ? 01, 03; SPG/SPD ? Joint CHAONB SPD; Borough Design Guide; Emsworth Conservation Area CACA & Management Plan ; Emsworth Design Statement.

Principal Conservation Officer, Development Control

No Objection

The proposed solar panels are to be erected on an existing mansard roof which has a large area of flat roofing. Due to the size and angle of the solar panels and their location (behind a modest parapet upstand) it is unlikely that they would particularly visible from within the conservation area. As such I am of the view that the character of the conservation area is unlikely to be affected by the proposals and therefore meets the test of section 72 of the 1990 (listed buildings and conservation areas) act.

I would also like to ensure that either a Condition is added, or details amended to ensure The proposed surround of solar panels should be black and not bare aluminium.

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: 4

Number of site notices: Not applicable.

Statutory advertisement: 08/06/2018

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
- (iii) Effect on the conservation area
- (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.

(ii) Appropriateness of design

7.3 The proposal is for the provision of 14 solar panels on the roof of the property and will not be visible from the public realm due to the low pitch and the parapet wall.

7.4 Chichester Harbour Conservancy did not raise any objection to the scheme subject to the edge/surrounding framework of each panel not being bare aluminium, but dark coloured and preferably matt black.

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 the conservation area

7.6 The property is an unlisted building in Emsworth Conservation Area and the proposal is for the provision of solar panels on the roof of the building. The Council's Principal Conservation Officer raised no objection to the scheme, stating it is unlikely that the panels would be particularly visible from within the conservation area. However it was recommended that a condition is added to ensure the proposed surround of solar panels should be black and not bare aluminium. It is considered that the proposal would conserve the character and setting of the conservation area and AONB. A design and access statement has been submitted as part of the application which

covers the requirements of policy DM20 of the HBLP (Allocations).

(iv) Effect on neighbouring properties

- 7.7 The proposed solar panels are to be situated on the roof of the building and whilst they will be slightly elevated, the existing parapet wall will screen the development from properties in the immediate vicinity. It is therefore considered the panels will have no harmful effect on the amenities of the adjoining neighbouring properties or the properties opposite.
- 7.8 Consequently, it is considered that the proposal is unlikely to 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 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.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/18/00518 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 external materials used shall be as indicated on the submitted forms and hereby approved plans and details, 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.
- 3 Notwithstanding the approved plans, the proposed edge/surrounding framework of each solar panel should be matt black and not bare aluminium unless otherwise agreed in writing by the Local Planning Authority.
Reason: For the avoidance of doubt and in the interests of the amenity and character of Emsworth Conservation Area, and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011, policy DM20 of the Havant Borough Local Plan (Allocations) 2011 and the National Planning Policy Framework.

- 4 The development hereby permitted shall be carried out in accordance with the following approved plans:

Drg no. 16107/201 Location plan, block plan, existing section, elevations and roof plan

Drg no. 16107/202 Location plan, block plan, proposed section, elevations and roof plan

Design and access statement

Specification of solar panels

Reason: - To ensure provision of a satisfactory development.