
Site Address:	23 North Shore Road, Hayling Island, PO11 0HL		
Proposal:	Installation of 16No solar panels.		
Application Type:	Full Planning Permission		
Application No:	APP/22/00352	Expiry Date:	30/05/2022
Applicant:	Mr McKenzie		
Agent:		Case Officer:	Lewis Ford
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is 23 North Shore Road, Hayling Island, PO11 0HL. The site comprises an individually / contemporary designed, flat-roofed, three-storey dwellinghouse with an integral double garage and annex accommodation at ground floor, together with a driveway / hardstanding area and rear garden of more than 11 metres and 45 metres in depth respectively. The rear garden is mainly laid to lawn with a patio area, swimming pool, trees and shrubs which lead to open water (Langstone Harbour). The surrounding properties comprise a low-to-medium density with detached two-storey and chalet-style dwellings and bungalows of individual ages, styles and designs situated within a diverse streetscene.

2 Planning History

HWU/01260 – PERM in Nov 1950 for the erection of a house and garage.
HWU/01651 – PERM in Dec 1951 for construction of roads and services.
03/68718/000 - TPO works.
APP/18/01265 – PERM in Feb 2019 for re-modelling of existing property.
APP/19/00639 - TPO works.
APP/19/00678 – PERM in Aug 2019 for non-material changes to fenestration.
GEN/22/00233 – Planning enquiry re installation of Solar PV panels.

3 Proposal

Installation of 16No solar panels.

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)
CS14	(Efficient Use of Resources)
CS15	(Flood and Coastal Erosion)
CS16	(High Quality Design)
CS17	(Concentration and Distribution of Development within the Urban Areas)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)
DM9	(Development in the Coastal Zone)

Havant Borough Local Plan (Allocations) July 2014

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

Emsworth Neighbourhood Plan Post Examination Version 2020

Not applicable.

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor B Linger - Hayling West

No comment.

Councillor C Satchwell - Hayling West

No comment.

Councillor I Scott - Hayling West

No comment.

Langstone Harbour Board

The Board's Planning Sub Committee has considered this application and offers no objection.

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: 6

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
Due to the second-floor cladding, which makes the house look like an industrial unit, there is little that could be done to make the house look more out of place. With specific reference to the solar panels, in general the council should encourage householders to install solar panels which will help the energy crisis nationally. The planners will take installation methods into account but there are a number of installations of this type on the internet and generally the advice is that, because the tubs are not fixed, they do not require planning permission.	The neutral comment is noted. The re-modelling of the existing dwellinghouse was approved under reference APP/18/01265 in February 2019. The Council does encourage the installation of Solar PV panels (subject to design and siting). In this instance, formal planning permission is required as the proposed Solar PV panels would not meet all the criteria under Schedule 2, Part 14, Class A of the GPDO.

7 Planning Considerations

7.1 The installation, alteration and/or replacement of microgeneration Solar Photovoltaic (PV) Panels and/or Solar Thermal Equipment on a dwellinghouse is covered under **Schedule 2, Part 14, Class A** of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), hereon referred to as the GPDO. Despite the above, the proposed 16no. Solar PV panels cannot be installed under the permitted development rights (PDR) provided by the GPDO as:

- The Solar PV panels would protrude more than 0.2m beyond the roof slope; and
- The Solar PV panels would be higher than the highest part of the roof (excluding any chimney).

7.2 In light of the above, formal planning permission is required for the installation of 16no. Solar Photovoltaic (PV) panels at No.23 North Shore Road, Hayling Island. Having due regard to the relevant policies in the development plan, it is considered that the main issues arising from this application are

- (i) Principle of Development
- (ii) Adaptation to, and Mitigation of, Climate Change
- (iii) Impact on the Character of the Area & Appropriateness of Design
- (iv) Impact on Neighbouring Properties
- (v) Impact on the Local Ecological Network (LEN)
- (vi) Flood Issues & Development on the Coast

(i) Principle of Development

7.3 The application site is located within the defined urban area as set out in Policies CS17 and AL2. As such, development is considered acceptable in principle subject to development management criteria.

(ii) Adaptation to, and Mitigation of, Climate Change

7.4 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 conversion into electricity and/or to heat water for a building’s occupants.

(iii) Impact on the Character of the Area & Appropriateness of Design

7.5 The dwellinghouse was substantially altered, extended, and refurbished in 2019 (see ref. APP/18/01265) to include a two-storey side addition, a second-floor addition, a single-storey front extension, and a single-storey rear extension. The existing dwellinghouse comprises a white render finish with grey aluminium windows and doors, light grey flashing to parapet with flat roof behind, slate/tile feature (at ground floor) and zinc cladding (at second floor).

- 7.6 The proposed installation of 16no. 350W MBB Half-Cell Module Solar Photovoltaic (PV) panels would comprise:
- 3no. Solar PV panels on, and protruding 225mm above, the existing first-floor flat roof; and
 - 13no. Solar PV panels on, and protruding 475mm above, the existing second-floor roof.
- 7.7 The proposed Solar PV panels include a higher output power, better temperature-dependent performance, reduced shading and lower resistive loss, lower risk of hot spot, and an enhanced mechanical loading tolerance. The applicant has confirmed that the proposed Solar PV panels would be installed using black plastic Renusol consoles rather than metal brackets to minimise the lifting effect of the wind and minimise the need for fixings to penetrate the roof surface.
- 7.8 The proposed Solar PV panels would be orientated due south and would be sloped at an angle of 15 degrees. The Design Guide SPD recommends that Solar PV panels should be sloped at an angle of 30 to 40 degrees to maximise efficiency. However, although the reduced slope would decrease the efficiency of the proposed Solar PV panels to approximately 95%, this is considered acceptable given that the reduced slope angle would also help to minimise the panels' visibility within the streetscene.
- 7.9 Moreover, the existing dwellinghouse comprises contemporary materials and other examples of innovative architecture – whilst integrated with more traditional designs – can be found along North Shore Road and the wider locality. In considering all the above, the design and appearance of the proposed Solar PV panels are deemed to be acceptable within the context of the application site. The installation of the proposed 16no. Solar PV panels are not considered to result in a significant adverse impact on the visual amenity of the locality and, therefore, would not be contrary to Policy CS16 in the Havant Borough Local Plan (Core Strategy) 2011.

(iv) Impact on Neighbouring Properties

- 7.10 The adjacent neighbouring properties include No.21 North Shore Road (to the south) and No.25 North Shore Road (to the north). The former only has one obscure-glazed bathroom window at first floor on its northern elevation, whilst the latter only has 2no. clear-glazed and 1no. obscure-glazed windows at ground-floor on its southern elevation. The existing dwellinghouse is 1.5m, 2.5m and 11.5m away from No.21, No.23 and the public highway respectively.
- 7.11 Consequently, it is considered that the proposed development is unlikely to appear overbearing and would not lead to any overlooking, loss of privacy nor loss of light to neighbouring properties. As such, the proposed development would have a limited and an acceptable impact on the surrounding properties and, therefore, would meet the requirements of Policy CS16 in the Havant Borough Local Plan (Core Strategy) 2011. It is noted that no letters of objection were received with respect to this scheme, only 1no. neutral comment was received as documented in Section 6 of this report (see above).

(v) Impact on the Local Ecological Network (LEN)

- 7.12 The rear of the application site straddles the Langstone Harbour SAC, SPA and SSSI, and includes a Common Oak tree which is the subject of Tree Preservation Order (TPO) reference 1332. As the proposed development is for the installation of 16no. Solar PV panels on the existing roof space - which is over 43m away from the above ecological designations – the Arboriculturist and Ecologist have not been consulted. It is considered that the proposed development would not impact the above ecological designations and, therefore, would not be contrary to Policies CS11 and DM8 in the Havant Borough Local Plan (Core Strategy) 2011.

(vi) Flood Issues & Development on the Coast

- 7.13 The rear of the site is in Flood Zones 2 and 3, and climate change modelling has predicted that this section of the site will continue to be in a future flood zone. Despite the above, the proposed development is for the installation of 16no. Solar PV panels on the existing roof space. It is, therefore, considered that the proposed development would not put occupiers or employees of the emergency services at any additional risk in the event of a flood. As such, the proposed development would not be contrary to Policies CS15 and DM9 in the Havant Borough Local Plan (Core Strategy) 2011.

8 Conclusion

- 8.1 The scale, siting and design of the proposed development would have a limited and an acceptable impact on neighbouring properties and the locality. The proposed development 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/22/00352 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:

Location Plan

Block Plan

Existing and Proposed Internal Floor Plans (No changes)

Existing and Proposed Roof Plans

Existing and Proposed Street Scene

Existing Elevations (NE & SE)

Existing Elevations (NW & SW)

Proposed Elevations (NE & SE)

Proposed Elevations (NW & SW)

Solar PV Panel Mounting Details

Solar PV Panel Specification

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.