
Site Address:	Old Mill Guest House, Mill Lane, Bedhampton, Havant, PO9 3JH		
Proposal:	Installation of solar thermal tubes on flat roof extension		
Application No:	APP/14/00027	Expiry Date:	26/03/2014
Applicant:	Mr Ground	Team:	Team 1
Agent:	Mr Pope	Case Officer:	Heather Lealan
	JRT Pope		
Ward:	Bedhampton		

Recommendation: **GRANT PERMISSION**

1 Site Description

The site is located some distance along Mill Lane in an area which forms part of the Conservation Area of Old Bedhampton. The property itself is a large nationally listed Grade II brick dwelling built in the 18th century with some later additions including a flat roof two storey extension with single storey conservatory.

Within the grounds of the site, and adjacent to it, there are a number of substantial TPO trees of high merit. Also to the west of the property runs a stream with associated sluice and weir.

The closest residential property is the recently renovated The Barn, which is sited to the south west of the dwelling subject of this application.

2 Planning History

There are a number of planning applications listed on Acolaid including many for works to on site trees. However, the only application with direct relevance to the application subject of this report is the associated listed building application APP/14/00028.

3 Proposal

Installation of solar thermal tubes on flat roof extension. This application initially included proposals for a heat pump and associated pipe work but the applicant could not engage an Arborist and submit a AIA statement within the timeframe of this current application. Without an AIA prepared by a registered Tree Consultant it was not possible for the Council's Tree Officer to determine if there would be any harm to the roots of the adjacent on site trees, from either the installation of the heat pump or the associated pipe work. The applicant decided to remove this element from the application as they were keen to progress with the solar thermal tube element of the scheme.

4 Policy Considerations

National Policies

The National Planning Policy Framework, March 2012

Core Strategies 2011 forming part of the HBLDF

CS14	(Efficient Use of Resources)
CS15	(Flood and Coastal Erosion)
CS16	(High Quality Design)
DM10	(Pollution)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)

Borough Design Guide Supplementary Planning Document December 2011.

Listed Building Grade: Grade 2
Conservation Area: Old Bedhampton

5 Statutory and Non Statutory Consultations

Arboriculturalist -

See section 3 of this report. Solar thermal tubes and wall mounted equipment will not cause impact to adjacent trees as no ground works are proposed.

Langstone Harbour Board -

No objection to the proposal

Environmental Health -

We have no acoustic consultants report to study, in terms of stipulating actual noise levels to be expected at specified distances from source, and also not knowing what the ambient levels will be, especially at night.

We therefore raise no objection to this application, as it is probable that the unit should not cause a noise nuisance based on the technical information put forward by the applicants representatives i.e. in that the unit will be self-contained with additional acoustic shrouds and insulation, supposedly put in place to suppress potential nuisance causing noise levels.

However, should it be found in the future that this unit does in fact cause a noise nuisance, the applicant or whosoever would be responsible for the unit at that time, would be requested to abate said nuisance

Comment - This advice was provided before the heat pump element was removed from the scheme. However, as the scheme was considered acceptable in the greater context and no conditions were advised, further response was not sought.

Conservation Officer -

From the cross section drawing and the earlier information I am satisfied the panels will not be visible in most views and therefore do not feel there will be any material harm to the building's architectural/historic interest.

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: 1

Number of site notices: One

Statutory advertisement: 07/02/2014

Number of representations received: None

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) Effect on the character of the listed building and appearance of the area
- (iii) Effect of neighbouring dwellings

(i) Principle of development

7.2 The property is outside the urban area of Bedhampton, but within the Old Bedhampton Conservation Area within which permission can be granted for modest new developments subject to the usual planning considerations.

7.3 National and local policies support the use of renewable energy. To this regard the proposals are in accordance with policy CS14 of the local plan.

(ii) Effect on the character of the listed building and appearance of the conservation area

7.4 The property was constructed in the 18th century and has had later additions in the form of a two storey side extension and single storey conservatory. The solar tubes are proposed to be sited on top of the two storey extension.

7.5 The house is set back from the road and the extension is two storey, this would mean that the tubes should not be visible from the public realm. The Council's Conservation Officer considered that there will not be any material harm to the building's architectural/historic interest created by this proposal.

7.6 A glimpsed view of the tubes may be had looking obliquely across from the upper floor of the adjacent dwelling, but the tubes would be seen against the backdrop of the side of the application house, and should not be overly intrusive. It is therefore considered that the proposals are in accordance with Core Strategy Policy CS16, CS15 and DM8.

(iii) Effect of neighbouring dwellings

7.7 The Environmental Health Officer consulted did not consider that the equipment would be detrimental in regard to noise pollution.

7.8 It is therefore considered that the proposals are in accordance with Core Strategy Policy CS16 and DM10.

8 **Conclusion**

- 8.1 The principle of the solar thermal tubes is acceptable having regard to national and local policies to encourage the use of renewable energy.
 - 8.2 The tubes will be largely screened from view from most angles due to their location on top of the two storey flat roof and should have a minimal impact on the character and appearance of the area due to its location to the rear of the building and diminutive scale.
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9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00027 subject to the following conditions

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date on which this planning permission was granted.
Reason: To comply with 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:

Planning Statement including solar tube and wall mounted unit technical details received 13 January 2014
Heritage Statement received 29 January 2014
OS Site Location License no. 100035409 received 13 January 2014
Existing and Proposed Roof Plan Drwg No 1100-1 rev A received 20 January 2014
Proposed Front Elevation received 21 February 2014

Reason: - To ensure provision of a satisfactory development.