
Site Address:	21 Crestland Close, Waterloooville, PO8 9AG		
Proposal:	Installation of 5 No. solar panels to rear flat roof extension.		
Application No:	APP/13/01189	Expiry Date:	03/02/2014
Applicant:	Mr Hughes	Team:	Team 2
Agent:		Case Officer:	Bee Crawford
Ward:	Cowplain		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a detached bungalow located at the end of a cul-de-sac. It is situated on a generous plot with a driveway to the side and has been previously extended. It has a brown pitched tiled roof and elevations of red multibrick and cream render. The front garden is laid to lawn with a dwarf wall to the front and a hedge and fencing to the eastern and western boundaries and open vehicular access. There is a gate providing access to the rear garden. The large rear garden is level with various outbuildings and has lawned, decking and patio areas interspersed with mature shrubs. The garden is enclosed on all boundaries by 1.8 metre high fences.
- 1.2 There is a detached bungalow of a similar age, design and style to the east, and to the west is a detached bungalow set at an angle to the application site of a similar age, design and style. The rear gardens of properties in Padnell Road lie to the south (rear) of the site and a pair of semi-detached bungalows of a similar age, design and style are opposite the site. The area is of medium density with a mixture of detached and semi-detached bungalows and chalet bungalows of a similar age, style and design.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposal is for the installation of 5 solar panels to the existing rear flat roof extension. Originally plans were submitted that showed the panels being erected on an 'A' frame which would have risen 0.95 metres in height from the flat roof extension. However, concerns were raised with regards to the visual impact this would have and subsequently amended plans were received on 30/01/14 which show the frames reduced to a height of 0.47metres, at a 20 degree angle.

4 Policy Considerations

National Policies

National Planning Policy Framework 2012

Core Strategies 2011 forming part of the HBLDF
CS16 (High Quality Design)

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

None

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: 11

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

One letter received from one address:

- 6.1 Concern with respect to the visual aspect of the development, given the proposed height of the supporting frames, however following the submission of amended plans the neighbour has no objection to the revised scheme.

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 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 control criteria.

- (ii) Appropriateness of design

- 7.3 The development initially proposed the panels being erected on an 'A' frame which would have risen 0.95 metres in height from the flat roof extension. However, following further discussion, amended plans were submitted which show the frames reduced to a height of 0.47 metres, at a 20 degree angle. The revised design and appearance of the proposal is deemed appropriate in context to the main building and is considered to be acceptable. It is not considered that the proposal would result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

- 7.4 The neighbouring property at No. 19 has a rear conservatory and patio area close to the boundary with the application site. The previously proposed 'A' frame structure was at a height of 0.95 metres on the 3 metre high flat roof extension which is less than 1 metre from the boundary and it is considered that the proposal would have appeared overbearing and visually incongruous when viewed from the western outlook of No.19. The amended plans show a reduced height of the frames for the solar panels of 0.47 metres. It is considered that at this height, the structure will be less visually obtrusive and although still evident, would be less overbearing on the outlook from the neighbouring property and would not be harmful enough to warrant a reason for refusal. The properties to the rear and west of the application site are considered to be a sufficient distance away and any perceived impact would be negligible.

8 Conclusion

- 8.1 The scale, siting and design of the proposal is considered to be acceptable and is recommended for approval.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/01189

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 Notwithstanding the details submitted, the solar panels and supporting frame shall:
 - i. be sited at a distance of not less than 1.5 metres from the southern (rear) edge of the flat roof;
 - ii. be sited at a distance of not less than 0.3 metres from the eastern and western (side) edges of the flat roof;
 - iii. not exceed 0.5 metres in height above the flat roof;
 - iv. not exceed 1.375 metres in depth

Unless the Local Planning Authority gives prior written approval for any variation.

Reason: In the interests of the amenities of the area and the occupiers of the neighbouring property and having due regard to policy CS16 of the Havant Borough Core Strategy 2011

- 3 The design and finish appearance of the supporting frame shall match the details supplied, in particular the photograph submitted by the applicant on 30/01/14, unless the Local Planning Authority gives prior written approval for any variation.
Reason: It is important to ensure that the supporting frame is of a simple design to avoid a conspicuous cluttered or appearance in the interests of the amenities of the of the occupiers of the neighbouring property and having due regard to policy CS16 of the Havant Borough Core Strategy 2011.
- 4 The solar panel and supporting frame shall be removed from the roof as soon as they are no longer needed for microgeneration.
Reason: In the interests of clarity and to safeguard the amenities of the area and the occupiers of the neighbouring property and having due regard to policy CS16 of the Havant Borough Core Strategy 2011
- 5 The development hereby permitted shall be carried out in accordance with the following approved plans:

Site plan
Proposed elevation plan (received 30/01/14)
Photograph of frame (received 30/01/14)
Proposed roof plan

Reason: - To ensure provision of a satisfactory development.