
Site Address:	34 Bracklesham Road, Hayling Island, PO11 9SJ		
Proposal:	Installation of Solar Panels to flat roof.		
Application No:	APP/13/00538	Expiry Date:	31/07/2013
Applicant:	Mr Willis	Team:	Team 1
Agent:		Case Officer:	Stephen Andrews
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is located within the settlement area of Hayling Island. The site is within the English Nature Consultation Zone and Flood Zones 2 and 3, although the site is protected by flood defences. In addition a small section of the rear of the red edged site is included within an Area of Outstanding Natural Beauty, although it does not include the garden area of the site or the dwelling.
- 1.2 The site is made up of a three storey detached dwellinghouse within a good sized plot. The dwelling has a flat roof and smooth white render and brown brick walls. There is on site parking to the front with flat roofed garage to the side.
- 1.3 The immediate area is residential in character, with a variety of sizes and designs of detached dwellings; single storey, two storeys and three storeys in height. There is a sense of openness with many of the property designs characteristic of a seaside location with balconies and views towards the sea.

2 Planning History

None

3 Proposal

Planning permission is sought for the installation of photo voltaic solar panels on the flat roof of the dwelling. The proposal shows 16 panels, with a 20 degree profile. The panels would measure approximately 1.6m by 0.9m with a height of 0.7m

4 Policy Considerations

National Policies

National Planning Policy Framework, 2012

Core Strategies 2011 forming part of the HBLDF

CS14 (Efficient Use of Resources)

CS16 (High Quality Design)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Chichester Harbour Conservancy - 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

Summary

- 6.1 No objection in principle, but panels should be set back sufficiently from the front elevation to ensure they are not visible from the street.
Comment: See paragraphs 7.4-7.6 below.

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) Impact on neighbour amenity
- (iii) Impact on the character and appearance of the area
- (iv) Flood Risk

- (i) Principle of development

- 7.2 The site lies in the built up area of Hayling Island where development is normally permitted subject to compliance with the Development Plan and any other material considerations. Further policies CS14 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework, 2012 seek to encourage acceptable forms of renewable energy.

- (ii) Impact on neighbour amenity

- 7.3 The photo voltaic panels would be positioned on the flat roof of the existing three storey dwelling and would be set in from the edges of the roof by just under 1m. It is considered that the 0.7m height of the panels and low pitch of 20 degrees would reduce their appearance from neighbouring dwellings, which are reasonably spaced. Further the nominal increase in height would not result in significant increases in loss of light or overbearing effect. It is therefore considered that the development would not result in harm to neighbour amenity.

- (iii) Impact on the character and appearance of the area

- 7.4 As mentioned above the proposed solar panels would be set in from the ridge height, with relatively low height and pitch level. It is therefore considered that whilst visible in part, the proposed solar panels would not be visually obtrusive or incongruous within the street scene. It was noted on site that there was a flat roofed dwelling at the far end of Bracklesham Road with solar panels, similar in scale to that proposed. Whilst the panels were visible they were considered to be appropriate in the context of the character and appearance of the area.
- 7.5 It is noted that the furthest part of the site, at the rear, is located within an Area of Outstanding Natural Beauty, however the dwelling and much of the site curtilage is not. Notwithstanding this important designation, it is not considered that the scale and positioning of the development proposed would result in significant visual harm to the appearance and visual amenity of the Area of Outstanding Natural Beauty.
- 7.6 When assessing such proposals within the context of character regard must also be given to the sustainable benefits of renewable technology. It is noted that more and more properties within locations such as Hayling Island are including solar panels on roofs due to the positive gain and the fact that the area has extensive areas towards the south that are unobstructed. This general context and approach is considered to further support this development. The proposal would therefore accord with the principles of policies CS14 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011.
- (iv) Flood Risk
- 7.7 The application site is located within Flood Zones 2 and 3, although the site is covered by flood defences. Notwithstanding this the nature of the proposed development, along with its position on the roof would not impact upon the free flow of water and would not increase the risk of flooding within the area or present an unacceptable flood risk to persons or property.

8 **Conclusion**

- 8.1 The proposed solar panels would not result in harm to neighbour amenity or materially affect the character and appearance of the area. Further the development would not propose a Flood Risk. The application is therefore recommended for approval.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/00538

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:

Location Plan 1:1250 (unnumbered)

Proposed Roof Plan stamped 5th June 2013 (unnumbered)

Proposed Elevations labelled Solar Photo Voltaic Stamped 5th June 2013
(unnumbered)

Reason: - To ensure provision of a satisfactory development.