DELEGATED REPORT

Application Reference:	PL/2023/06223
Application Type:	Householder Planning Permission
Site Address:	10 Woodlands Close, Christian Malford, Chippenham, SN15 4AU
Proposal:	Solar panels are proposed to be installed on South facing elevations to the house and garage. Battery storage at low level to the rear of the property.
Recommendation:	Planning Permission be GRANTED.

PROPOSAL

This application seeks planning permission for the installation of x17 solar panels to an existing dwelling and ancillary garage within the residential curtilage of 10 Woodlands Close, Christian Malford.

The application seeks to install renewable energy infrastructure to an existing dwelling and outbuilding contained within a residential curtilage, the infrastructure would be used to serve the host dwelling and would remain ancillary to number 10 Woodlands Close, Christian Malford.

DESCRIPTION/CONTEXT

10 Woodlands Close is a detached dwelling located within a good-sized plot, situated on the southwest side of Woodlands Close. The proposal seeks to install renewable charging infrastructure to the existing southern roof elevation of the dwelling and to the southern roof elevation of the garage.

The application site is not located within any conservation, landscape or ecological designations.

PLANNING HISTORY

No relevant planning history pertinent to this application.

POLICIES

- National Planning Policy Framework (NPPF)
- Wiltshire Core Strategy Policies (WCS): CP41, CP57
- Christian Malford Neighbourhood Plan

ISSUES

- Principle of Development

- Design, Scale and Materials
- Residential Amenity

CONSULTATION

Christian Malford Parish Council: Christian Malford Parish Council have no objection to this planning application.

REPRESENTATIONS

Consultation has been carried out and individual neighbour letters to adjoining properties and no representation letters have been received.

ASSESSMENT

Section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004 require that the determination of planning applications must be made in accordance with the Development Plan, unless material considerations indicate otherwise. At the current time the statutory development plan in respect of this application consists of the Wiltshire Core Strategy (WCS) (Adopted January 2015); and the 'saved' policies of the North Wiltshire Local Plan (NWLP) 2011 (adopted June 2006).

Principle of Development

The principle of alterations and renewable infrastructure being installed within the curtilage of existing dwellings is considered acceptable, providing those proposals are compliant with the requirements of relevant policies within the development plan.

In the National Planning Policy Framework, Section 14 emphasises that the planning system should support the transition to a low carbon future in a changing climate and encouraging the use of renewable resources. The adopted WCS does not contain a specific policy that relates to such applications but CP41 does aim for low carbon energy and sustainable construction and the adopted WCS as a whole, aims to promote sustainable development.

Section 14 of the National Planning Policy Framework is clear in that Local Planning Authorities (LPAs) should not require applicants to demonstrate the overall need for renewable or low carbon energy and recognise that even small-scale projects provide a valuable contribution to cutting greenhouse gas emissions; and that LPAs should approve the application if its impacts are (or can be made) acceptable.

In light of the above, it is considered that there should be a presumption in favour of supporting this type of charging infrastructure unless material circumstances indicate otherwise. Consequently, the principle of development is supported.

Design, Scale and Materials

Core Policy 57 of the WCS requires new development to respond positively to existing landscapes in terms of building layout, built form, height, mass, scale, building line and materials in order to effectively integrate the building into its setting. Consideration must also be given to Policy D1 – Design of the Christian Malford Neighbourhood Plan, which states that new development in the Plan area should respect the existing layout, character and historic design features of the village.

The application seeks to install x17 PV panels (x7 panels to the southern roof elevation of the dwelling and x10 panels to the southern roof elevation of the existing detached garage). The panels would be fixed to the existing roof elevations. The solar panels are to be installed on the roof of the garage outbuilding, the PV panels will be fixed on top of the roof tiles on rails bolted to the roof structure and due to their low profile would be predominantly screened from immediate neighbours and therefore would not appear prominent in the locality.

The description of development refers to an additional battery storage to be installed at a low level to the rear of the property. Correspondence with the applicant confirms that this will be positioned internally within the existing garage, which would not be visible from the public realm.

It is therefore considered that the proposals comply with Core Policy 57 of the WCS Development Plan and Christian Malford Neighbourhood Plan are considered acceptable.

Residential Amenity

Core Policy 57 states that development should have regard to the compatibility of adjoining buildings and uses, the impact on the amenities of existing occupants and ensuring that appropriate levels of amenity are achievable within the development itself. Section 12 of the NPPF also states that planning decisions should create places with a high standard of amenity for existing and future users.

It is considered that the impact on neighbour amenity will be low. Given the limited scale of the panels, mass and positioning of the existing garage remaining unchanged would not result to any unacceptable impacts to immediate neighbouring amenity. Due to the appropriate scale and renewable infrastructure to serve the host dwelling, there is considered to be no unacceptable loss of daylight, sunlight or privacy for immediate neighbours as a result of the proposed solar array.

Given the proximity to residential properties, there is a possibility that there could be some effects from glare that is visible to occupiers. It is noted that neighbouring pitched roof garage is immediately adjacent to the garage for no.12, this existing built form would provide sufficient screening between the installation and the neighbouring properties windows. Neighbouring properties appear to have a glimpsed line of sight towards the installation and so may experience some of the effects of glare to the side of the property. Given that these effects would occur on a seasonal basis and for relatively short durations, it is unlikely that the effects would impact on living conditions to an unacceptable degree that would warrant refusal of the application.

In the context of the nature and layout of the development, there is considered to be no unacceptable impacts upon the amenities and living conditions of neighbouring properties, thereby complying with the relevant provision of CP57 of the WCS.

CONCLUSION

Applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The above report has shown that this proposal is in accordance with the Christian Malford Neighbourhood Plan, Wiltshire Core Strategy Policies: CP41, CP57 and the NPPF, as it is of an acceptable design and will not have a detrimental effect on the character and appearance of the area, host dwelling or neighbouring amenity. It is therefore recommended that this application is approved with conditions.

RECOMMENDATION: That Planning Permission be GRANTED subject to the following conditions:

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

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

Existing Garage Elevations and Roof Plan SK-002
Existing House Elevations and Roof Plan SK-001
Proposed Garage Elevations and Roof Plan SK-004
Proposed House Elevations and Roof Plan SK-003
Site Location Plan

Received: 25.07.23

Existing and Proposed Site Block Plan SK-005

Received: 03.08.23

Solar panel specification
Solar PV Calculations
Solar Specification
Solar PV – Design Calculations
Solar Details
Solar Specification Page

Received: 11.09.2023

REASON: For the avoidance of doubt and in the interests of proper planning.

3 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match in material, colour and texture those detailed on the application form and approved drawings.

REASON: In the interests of visual amenity and the character and appearance of the area.

4 Within 12 months of the solar PV equipment hereby approved ceasing to be operational, all equipment shall be removed or replaced in accordance with a scheme of work submitted to and approved in writing by the Local Planning Authority.

REASON: In the interests of preserving the character and appearance of the area. In approving the proposals, regard has been paid to public benefits which only exist while the equipment is operational.

PLUS STANDARD INFORMATIVES: WP6, WP18, WP31 AND CIL