CASE OFFICER'S REPORT

Application Reference:	PL/2023/04876
Application Type:	Householder planning permission
Site Inspection:	26th September 2023
Consultation ends:	4th September 2023
Target Date:	29th September 2023
Case officer:	James Repper

Site Address:	52 COLLEGE STREET, SALISBURY, SP1 3AL
Proposal:	Solar panels onto flat roof of outbuilding (Retrospective)
Recommendation:	Approve with Conditions

SITE DESCRIPTION:
The application site is a mid-terraced residential property located in an established area of, predominately, similar residential units within the settlement boundary of the principal settlement of Salisbury, as defined by Wiltshire Core Strategy (WCS) core policies 1 (Settlement Strategy), 2 (Delivery Strategy) and 20 (Spatial Strategy for the Salisbury Community Area). The site is surrounded by other residential properties and their designated amenity space, several of which have been subject to alterations and/or extensions over time.

PROPOSAL:

This is a retrospective planning application seeking the regularisation of an array of solar panels erected on the roof of an outbuilding located within the rear amenity space of the application site.

RELEVANT PLANNING HISTORY:
None

POLICIES:
National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)
National Design Guidance (Planning practice guidance for beautiful, enduring and successful places) 2019

Wiltshire Core Strategy:
CP1 (Settlement Strategy)
CP2 (Delivery Strategy)
CP20 (Spatial Strategy for the Salisbury Community Area)
CP57 (Ensuring High Quality Design & Space Shaping)

Supplementary Planning Documents:
Creating Places Design Guide SPG (April 2006)

REPRESENTATIONS:

Salisbury City Council – No Comment

Letters – Letters of representation have been received from the occupants of two neighbouring properties both in full support of the application.

ISSUES:

The main considerations which are material to the determination of this application are listed below:

- Principle
- Character & Design
- Neighbouring Amenities

PLANNING ASSESSMENT:

Principle:
The site is located within a mixed residential area within the principal settlement of Salisbury. Core Policies 1 and 2 of the WCS set out a settlement and a delivery strategy for the city and confirm that within a Principal Settlement, the principle of development is considered acceptable.

Furthermore, the site is already in use for residential purposes and the principle of extensions or additions to be used in association with the existing residential use of the site is accepted. These principle acceptabilities are, however, subject to the detail, such as its implications for the character of the area and neighbouring amenities. These will, therefore, be addressed in more detail below.

Character & Design:
Core Policy 57 states that new development is expected to create a strong sense of place through drawing on the local context and being complementary to the locality. Residential extensions/alterations such as this are acceptable in principle subject to there being no adverse impacts.

Good design helps to provide a sense of place, creates or reinforces local distinctiveness, and promotes community cohesiveness and social wellbeing; The layout and design of new developments must also be based on a thorough understanding of the site itself and its wider context, and seek to maximise the benefits of the site's characteristics. This will require careful consideration of the site layout. No two sites share the same landscapes, contours, relationship with surrounding buildings, street pattern and features. The proximity of poor quality or indistinct development is not a justification for standard or poor design solutions. New development should integrate into its surroundings whilst seeking to enhance the overall character of the locality; A high standard of design is required in all new developments, including extensions, alterations, and changes of use of existing buildings.

In this instance, it is considered that the proposed works are relatively minor in terms of scale and mass and are located at the very rear of the site concealed from the public realm. To the rear of the location is a building recently converted to residential apartments that does have an access path adjacent to the development, however, it is considered number of users of this private route would be minimal. Overall it is considered that the development has no effect on the street scene or on the character of the surrounding area.

Neighbouring Amenities:
WCS policy CP57 (Ensuring High Quality Design & Space Shaping) requires that development should ensure the impact on the amenities of existing occupants/neighbours is acceptable and ensuring that appropriate levels of amenity are achievable within the development itself. The NPPF includes that planning should "*always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings"*. Residential amenity is affected by significant changes to the environment including privacy, outlook, daylight and sunlight, and living areas within private gardens and this, therefore, needs to be carefully considered accordingly.

The solar panels are erected at an angle making them stand tall of the outbuilding roof and will cast a shadow, however, the angle, depth and density of any shadow will be dependent on multiple factors including the weather conditions, time of year and time of day. It is considered that what shadow there is may overcast the private footpath of the apartment building to the rear and may also be cast against the building itself from time to time. The area at risk of overshadowing does include an access door and a

bedroom window, however, it is considered that the amount of time the window could be covered by shadow is minimal and would be unlikely to have any tangible effect on the occupants of the room and any brief harm would be outweighed by the public benefits brought about by the solar generation.

Provision of Solar Energy:
The proposed development is intended to provide a renewable source of electricity generation and to reduce dependence on fossil fuels thereby reducing greenhouse gas emissions.
In considering this application, it is necessary to have regard to the UK Government's recent commitment to cut greenhouse gas emissions by 100% relative to 1990 levels by 2050.
In June 2019, parliament passed legislation (Climate Change Act 2008 (2050 Target Amendment) Order 2019) to ensure that the commitment to achieve 'net zero' is legally binding. The need to reduce dependence on fossil fuels has therefore been recognised at a national level.
Locally, Wiltshire Council has made a firm commitment to becoming a carbon-neutral council by 2030 and the Council's adopted ECO (Energy, Change and Opportunity) Strategy sets out a clear commitment to increase the uptake of renewable energy. Action to tackle climate change through energy efficiency and renewable energy generation are intrinsic to how Wiltshire Council wants to develop.

In this instance, it is considered that the solar array in this case will enable the application site to reduce its carbon footprint aiding the climate emergency according to both local and national aims and objectives.

CONCLUSION:
The proposal would be of an acceptable overall scale and would result in limited implications for the street scene. Similarly, due to its scale, it is considered that the proposal would be unlikely to have a significant impact on the amenities enjoyed by the occupiers of adjacent dwellings.

The proposal would therefore accord with the aims and objectives of the Wiltshire Core Strategy and other Government guidance and is recommended that planning permission be granted for the proposal.

RECOMMENDATION:
Approve subject to the following conditions

Conditions: (1)

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

Application Form & Certificate received 4th July 2023
Plans Ref:
Location Plan Received 24th July 2023
Proposed Site Plan Received 4th August 2023
Proposed Elevations DWG: 1.2 Received 4th July 2023

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