DELEGATED REPORT

Application Reference:	PL/2023/09530
Application Type:	Householder Planning Permission
Site Address:	8 The Gardens, Chippenham, SN14 6EZ
Proposal:	Retrospective planning application relating to installation of 8no. solar PV panels to rear of roof
Recommendation:	Planning Permission is GRANTED

PROPOSAL

Application seeking retrospective planning permission for the installation of solar PV panels to the rear (south-west facing) slope of the roof to an existing residential property.

Avoiding existing rooflights and broken eaves dormer, the panels are placed in a regular arrangement on the roof and sit proud of the roof slope. Photographs have been provided of the panels *in situ*.

SITE DESCRIPTION/CONTEXT

No.8 The Gardens is a modern red-brick, semi-detached residential property which is part of a small grouping of similar, comprehensively designed properties accessed from Hardenhuish Lane via a private drive. The properties are nicely arranged courtyard style with a mix of complimentary materials: red-brick, stone, render walls and concrete tiled roofs.

The application site is located within the settlement boundary of Chippenham and is not covered by any specific policy designation.

PLANNING HISTORY

None of relevance.

LOCAL PLANNING POLICY

Wiltshire Core Strategy (Adopted 2015)

CP41 Sustainable construction and low-carbon energy
CP57 Ensuring high quality design and place shaping

ISSUES

Principle of development
Appearance
Amenity

CONSULTATION

Chippenham Town Council – No objections.

REPRESENTATIONS

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

ASSESSMENT

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires 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

The principle of domestic alterations and additions is established as acceptable. However, the detail of the development must also be considered against policies within the development plan and that consideration is set out below.

In respect of the principle of low carbon energy generating development such as this being proposed, policy at both the local and national level sets out broad support.

At the local level, Policy CP41 to the Wiltshire Core Strategy also confirms that retrofitting measures to improve the energy performance of existing buildings will be encouraged, and in particular to use building-integrated renewable or low-carbon technologies.

At the national level, paragraph 163 to the NPPF also confirms, *inter alia*, that when determining planning applications for renewable and low carbon development, Local Planning Authorities should not require applicants to demonstrate the overall need for such development and to recognise that even small-scale projects provide a valuable contribution to significant cutting of greenhouse gas emissions.

Appearance

In this particular case, the property is set back from the immediate public realm, with the PV panels positioned on the rear facing roof-slope, away from overt public view. The appearance of the panels are typical of domestic installations of the type and although covering a fair amount of the roof slope, are not considered to dominate. The property itself is modern, and the installation of such features are now somewhat ubiquitous.

Accordingly, the proposed development is considered to comply with the requirements of policy CP57 to the Wiltshire Core Strategy.

Amenity

The new PV panels face to the rear of the property and are set within a reasonable rear garden. Whilst likely to be visible, the other half of the semi-detached pair (no.9) and adjacent no.7 do not directly face the new panels and therefore views will be oblique. "Woodpeckers" is a bungalow to the rear of the application site and benefits from a substantial garden - with the property itself set some distance from no.8. All views of the panels will of course be contextualised by the residential setting within which all properties sit.

In view of the above, the proposed panels are not considered to unacceptably impact upon the amenities or living conditions of surrounding residential occupiers and would therefore comply with policy CP57 to the Wiltshire Core Strategy.

CONCLUSION

The proposed installation of the PV panels is considered to comply with Core Policies 41 and 57 of the Wiltshire Core Strategy and relevant paragraphs of the NPPF.

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

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

Location plan – 1:1250
Block plan – 1:200
Proposed elevations – drawing 1/2
Three photographs of PV panels in situ

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