HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/14/73978

DESCRIPTION	Installation of solar panels on side and rear
ADDRESS	16 Tinning Way Eastleigh SO50 9QE

SITE VISIT DATE	12/03/14
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	As above, 10 on western elevation of main roof and 3 on rear elevation of garage.
TOPOGRAPHY	Flat site
TREES	None impacted by proposed development
BOUNDARY TREATMENT	1.8m rear boundary wall, dwarf wall around dwelling.
SITE CHARACTERISTICS	Fairly large, new build adjacent to public footway on main boulevard. Frontage garden, driveway and rear walled garden. Attached garage.
CHARACTER OF LOCALITY	Modern, attractive housing development currently under construction, although this phase is complete.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
F/11/70044	Construction of 312 dwellings and flatted block incorporating D1 use (eg Creche, community hall, training establishment) with associated vehicular accesses from Dew Lane, Passfield Avenue, George Raymond Road and Great Farm Road, pedestrian accesses, parking, landscaping, open space including public art, and retention of existing office building, following demolition of existing buildings and associated structures.	Permit, 26/07/2012

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
	None

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
NIL	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary

DEVELOPMENT PLAN SAVED POLICIES, EMERGING LOCAL PLAN POLICIES AND SPD'S

Eastleigh Borough Local Plan Review (2001-2011) 59.BE, 34.ES
Revised Draft Eastleigh Borough Local Plan 2011-2029 DM1
Supplementary Planning Guidance : Quality Places

CHARACTER APPRAISAL AREA

n/a

SPECIAL POLICY AREA

n/a

NATIONAL PLANNING POLICY GUIDANCE

National Planning Policy Framework:

The NPPF carried a presumption in favour of sustainable development (para. 14), which incorporates three elements: economic, social and environmental, (para. 7). Planning law requires applications to be determined in accordance with the development plan, unless material considerations indicate otherwise, (para. 11). Should a development proposal accord with the development plan, approval should be given without delay, (para.14).

The National Planning Policy Framework highlights that good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people, (para. 56) and goes on to state that decisions should aim to ensure that developments will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development (para. 58).

POLICY COMMENTARY

The above policies and guidance combine to form the criteria against which this application will be assessed with particular regard to street scene and character of the area

COMMENT ON CONSULTATION RESPONSES

None received	x	See below		
Other …				

COMMENT ON REPRESENTATIONS RECEIVED

x	None received		See below		
Other …					

PLANNING OBLIGATION/CONSIDERATIONS

Not applicable

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

MATERIAL CONSIDERATIONS

According to the application form, the agent has been advised that householder Permitted Development rights have been removed from this development site. This is not the case, therefore the proposed solar panels must be assessed to see if they fall within PD.

Part 40, Class A:

No information has been provided to confirm whether the panels protrude more than 200mm beyond the plane of the roof, however this is typically the case;

The panels would not exceed the highest part of the roof;

The site does not fall within Article 5(1) land nor is it adjacent a listed building.

Planning permission is therefore not required, subject to PD conditions.

OTHER MATERIAL CONSIDERATIONS

Also of relevance is the Revised Draft Eastleigh Borough Local Plan 2011-2029. While not yet adopted it does carry weight by virtue of being intended as the current local plan's replacement. With regards to this application, the new policies essentially echo those of the current plan and are not considered to affect the recommendation put forward.

CONCLUSION

Permission not required.