HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/13/71921

DESCRIPTION	Installation of solar panels to roof
ADDRESS	1 Clinton Cottages Burnetts Lane Horton Heath Eastleigh SO50 7DG

SITE VISIT DATE	4.2.13
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	Installation of 6.no solar panels to the flat roofed section of the building. The panels are positioned at a 25 degree angle with their surface facing south.
TOPOGRAPHY	The road is flat and level. The driveway to the site slopes downwards away from the road in a westerly direction and then levels off.
TREES	No trees
BOUNDARY TREATMENT	The front and rear boundary consists of a mixture of hedging and fencing of varying heights and densities.
SITE CHARACTERISTICS	Converted single storey semi-detached bungalow with substantial additions to create first floor and rear living accommodation.
CHARACTER OF LOCALITY	Residential area of mixed types, styles, and designs of properties. To the west is open countryside.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
F/05/55567	Two storey side and rear extensions, single storey rear extension and two rear facing dormer windows	Permitted Jan 2006

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Fair Oak Parish Council	No objection

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Established Residential Area Adjacent to open Countryside

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

Eastleigh Borough Local Plan Review (2001-2011) 59.BE, 38.ES
Pre submission Eastleigh Borough Local Plan 2011-2029 DM1, DM2
Supplementary Planning Guidance : Quality Places

CHARACTER APPRAISAL AREA

Bishopstoke, Fair Oak and Horton Heath Character Area – BiFOHH 29

SPECIAL POLICY AREA

Not within a Special Policy Area

NATIONAL PLANNING POLICY GUIDANCE

One of the core principles of the National Planning Policy Framework is to support the transition to a low carbon future in a changing climate…… encourage the use of renewable resources (para 17) and states that to support the move to a low carbon future LPA's should actively support energy efficiency improvements to existing buildings (para 95). It also 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 residential amenity, street scene, and character of the area

COMMENT ON CONSULTATION RESPONSES

None received		See below	x	
Noted				

COMMENT ON REPRESENTATIONS RECEIVED

None received	x	See below		
None				

PLANNING OBLIGATION/CONSIDERATIONS

Planning Obligations are not applicable to the scale or form of development proposed.

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

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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

Saved Policy 59.BE of the Local Plan and emerging Policy DM1 of the Pre-submission Eastleigh Borough Local Plan both require development to take full and proper account of the context of the site including the character and appearance of the locality and be appropriate in mass, scale, materials, layout, design and siting. It also requires a high standard of landscape design, have a satisfactory means of access and layout for vehicles, cyclist and pedestrians, make provision for refuse and cycle storage and avoid unduly impacting on neighbouring uses through overlooking, loss of light, loss of outlook, noise and fumes.

Saved Policy 38.ES and emerging policy DM2 support proposals which make a contribution towards the reduction in carbon dioxide and other greenhouse gasses providing renewable energy schemes are appropriately designed, sited and located and do not cause unacceptable visual intrusion.

Principle: The application site lies within the urban edge and within an established residential area where the principle of development is acceptable, with any formal approval being dependant on the details and impacts of the proposal being considered acceptable, as set out below.

Fixed solar panels can be constructed without the need for formal planning consent providing they are sited, so far as is practicable, to minimise the effect on the external appearance of the building and the amenity of the area and project no more than 200mm.

Layout/Design: Proposed solar panels are located on a flat roof section of the extension. This section of extension has angled velux windows that project off of the roof by approximately 0.6m. The proposed panel due to their fitting requirements will project off of the roof by approximately 0.5m using metal fixings. Whilst they are not the most attractive the majority of the panels are sited on a section of roof that is largely invisible, even to neighbouring properties.

Residential Amenity: Due to the location of the panels on a flat roof section of the property There would not be an unacceptable impact to neighbouring properties by way of a loss of light, outlook, overbearing impact or overlooking.

Street Scene/Character Area: The proposed panels will be partially visible from the road however being sited on a flat roof and fitted at a 25 degree angle will be nowhere near as visible as those on the neighbouring property 1 Crispin Close. Whist solar panels are not the most attractive and can be visually imposing the environmental benefits outweigh any visual impact.

Other Matters: The site is considered to retain a good sized garden therefore the proposals are not considered to result in the overdevelopment of the plot.

OTHER MATERIAL CONSIDERATIONS

Also of relevance is the pre-submission 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

In view of the above this application is considered to comply with the requirements of saved Policy 34.ES and 59.BE and emerging Policy DM1and DM2 and is therefore recommended for approval subject to conditions.