HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. C/12/71587

DESCRIPTION	Retrospective: Retention of 21no. Solar panels on garage roof with attachment of timber cladding to panel ends
ADDRESS	Mere House The Green Green Lane Hamble-Le-Rice Southampton SO31 4JB

SITE VISIT DATE	7/11/2012
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	The application is retrospective and is for the installation of 21 solar panels mounted on the flat roof of the garage/studio building within the grounds of Mere House. The panels are positioned at an angle with their surface facing south. They are supported by a system of metal frames. The application shows timber feather edge boarding to the ends of the panels on the east, west and north elevation. This timber cladding is proposed as an alternative to the previously approved parapet walls which was an option the applicant did not wish to pursue. The south elevation, where the panels are angled to achieve maximum sun absorption, is left free to avoid shadowing.
TOPOGRAPHY	The land levels drop slight from front to rear. There is a further drop in land levels from the rear garden of the site to the public waterfront area beyond (east of the site).
TREES	n/a
BOUNDARY TREATMENT	Both fences and walls up to 2m in height. Some trees along the read boundary.
SITE CHARACTERISTICS	Residential property accessed via a small unmade road and comprising historic building and a number of more contemporary outbuildings. Back garden fronts onto Hamble River waterfront.
CHARACTER OF LOCALITY	Site is within Hamble Conservation Area comprising large detached residential properties adjacent to waterfront area. A public footpath runs adjacent to the site and neighbouring properties along the waterfront. Hamble Green is located immediately north of the site and is designated as public open space. West of the site is a wooded area also designated as a public open space through which is a public footpath accessed via Hamble Green.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
C/07/61245	Construction of replacement pontoon/jetty	PERMIT 11/2007
C/09/66412	Construction of a detached 2-storey outbuilding following demolition of existing outbuildings	PERMIT 03/2010
C/11/70037	Retrospective: Retention of 21 solar panels on garage roof	PERMIT 24/02/2012
C/12/71181	Erection of green house	PERMIT 14/09/2012

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
HAM	The Council resolved to leave the decision to the Officers
HPP	No objection: This scheme has now been improved with my agreement so that the presence of these panels on the roof has been minimised. The wood should tone down and the effect be even less as the colour leaches out of the wood.
SUST	No objection

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Established Residential Area Within Designated Conservation Area Adjacent to a Site of Special Scientific Interest

DEVELOPMENT PLAN POLICIES

Eastleigh Borough Local Plan Review (2001-2011) 59.BE, 38.ES and 169.LB
Pre submission Eastleigh Borough Local Plan 2011-2029 DM1, DM3 and DM10
Supplementary Planning Guidance : Quality Places

CHARACTER APPRAISAL AREA

n/a

SPECIAL POLICY AREA

n/a

NATIONAL PLANNING POLICY GUIDANCE

National Planning Policy Framework

POLICY COMMENTARY

POLICY COMMENTARY

The above policies combine to form the criteria against which this application will be assessed with particular regard to residential amenity, highway matters, trees, street scene and character of the area

COMMENT ON CONSULTATION RESPONSES

None received		See below		
Other …				

COMMENT ON REPRESENTATIONS RECEIVED

	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

Policy 59.BE of the Local Plan and policy DM1 of the Eastleigh Borough Council Local Plan Pre Submission (2011 - 2029) requires 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. Policy 169.LB requires that alterations to buildings within conservation areas preserve or enhance their character or appearance. Policy 38.ES requires that renewable energy schemes are appropriately designed, sited and located and do not cause unacceptable visual intrusion.

The panels will have no harmful impact upon neighbouring residential amenity and is in keeping with relevant local plan policy requirements in this respect.

The proposed solar panels will be placed upon the flat roof of a two storey outbuilding currently used as garage and studio. The panels will be placed at an angle supported by metal framework. The current application now shows timber cladding attached to the solar panels on the front, side and rear elevation. This provides an attractive screen to the panels and their supporting framework which were not shown in the previously approved application. The panels are provided as an alternative to the approved parapet walls which were shown on the previously approved

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

application as a method of screening but which the applicant decided not to pursue. As a result of this cladding the impact of the solar panels upon the surrounding conservation area is markedly improved and is no longer considered to have an unacceptable impact in this respect. Only the south elevation will be left open as this is the southern elevation that the panels will face onto and capture light energy from. The resultant of appearance of the solar panels and parapet walls will preserve the appearance of the conservation area at this point and as such is considered acceptable and in accordance with policies 59.BE, 38.ES and 169.LB Eastleigh Borough Local Plan Review. The development complies with the requirements of Policy 59.BE.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSION

The recommendation is to permit.