HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/16/78113

DESCRIPTION	Retention of solar panels on roof
ADDRESS	9 Tuscan Walk Chandler's Ford Eastleigh SO53 2AL

SITE VISIT DATE	16/05/16
ARE PLANS ACCURATE?	yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	The application seeks permission for the retention of the solar panels located on the flat roofs of the front and rear dormers.
TOPOGRAPHY	This section of Tuscan Walk slopes downwards from NW to SE.
TREES	None will be affected by solar panels
BOUNDARY TREATMENT	Low brick wall to front of property.
SITE CHARACTERISTICS	Detached bungalow with dormer windows to front and rear
CHARACTER OF LOCALITY	Tuscan Walks contains detached bungalows, many of which have had some form of loft conversion.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
F/14/74606	Single storey rear extension, loft conversion with addition of front and rear dormers and front porch	PERMIT 04/08/2014

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Chandler's Ford Parish Council	No response

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Built-up Area Boundary Within Established Residential Area

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

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Eastleigh Borough Local Plan Review (2001-2011), saved policies 59.BE

Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014, DM1 (the Submitted Local Plan) comprising:

- Revised Pre-submission Eastleigh Borough Local Plan 2011 - 2029, published February 2014; and
- Schedule of Proposed Minor Changes, submitted to the Secretary of State in July 2014'

Supplementary Planning Guidance : Quality Places

CHARACTER APPRAISAL AREA

Chandler's Ford and Hiltingbury Character Area

SPECIAL POLICY AREA

N/A

NATIONAL PLANNING POLICY GUIDANCE

National Planning Policy Framework

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, highway matters, trees, street scene and character of the area

COMMENT ON CONSULTATION RESPONSES

None received	X	See below		

COMMENT ON REPRESENTATIONS RECEIVED

None received	X	See below		

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."

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

MATERIAL CONSIDERATIONS

Policy 34.ES of the Local Plan supports development maximising the proportion of enery generated from renewable sources.

Policy 59.BE of the Local Plan 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.

Principle:

The application site lies within the urban edge where the basic principle of development is considered to be acceptable, with any formal planning approval being based upon the exact nature, design and impact of that proposed being considered appropriate and in accordance with the relevant local Plan policies and supplementary planning documents and guidance.

Impact upon Character and Appearance:

The solar panels are already in place. Therefore the consideration is whether they have resulted in undue harm to the host dwelling and the streetscene, and their retention. The solar panels are located on the flat roofs of the front and rear dormers. The panels are set back from the front of the roof and are not therefore clearly visible when viewed from street level and can only really be seen when viewed from some distance away from the property. There was no evidence that the solar panels have resulted in undue harm to the host dwelling or indeed the streetscene and the retention of the solar panels is considered to be acceptable.

Residential Amenity:

Due to their location, the solar panels are not clearly visible from neighbouring properties close by. It is therefore considered that the residential amenity of neighbouring properties has not been affected.

The development complies with the requirements of Policy 59.BE.

OTHER MATERIAL CONSIDERATIONS

Reference needs to be made to the submitted Eastleigh Borough Local plan 2011-2029 July 2014. However, very little weight can be given to these policies as, although the Submission Local Plan has not been formally withdrawn, the Council has confirmed that it has decided to prepare a new local plan which will cover the period up to 2036. With regard to this application, the new policies essentially echo those of the current plan and are not considered to affect the recommendation put forward.

CONCLUSION

Recommend approval.