

DELEGATED OFFICER REPORT

Application Ref: H/22/93563

Site Address: MOORGREEN FARMHOUSE, MOORGREEN FARM, BURNETTS LANE, WEST END, SOUTHAMPTON, SO30 2HH

Case Officer: Rebecca Altman

Description: Installation of solar panels on garage roof

Particular Site Constraints?	Yes ☒	No ☐
Grade II Listed Building Located in the countryside		

Planning History?	Yes ☒	No ☐
H/21/91427 – detached garage with storage and office above and new stone driveway – permitted 5 November 2021 H/17/81675 – Single storey side extension – permitted 19 December 2017 L/17/82196 – Listed building consent for single storey side extension – consent 13 February 2018		

Publicity:	Letters ☒	Site Notice ☒	Newspaper ☐
Representations:	None		
Parish Council:	Support. Feel that initiatives such as this should be supported in light of the energy crisis and climate change.		

Site Visit:	Yes ☒	No ☐
Details: 31 August 2022 (photographs on file)		

Policy:
National Planning Policy Framework Planning Practice Guidance Development Plan: The <u>Eastleigh Borough Local Plan 2016-2036</u> The most relevant policies are policies S1, S8, DM1 and DM12.

Assessment:
<u>Site and proposal</u> Moorgreen Farmhouse is a Grade II listed building located off a private road to the north of Moorgreen Road. Planning permission was granted for a new garage on the site in November 2021 and this application seeks permission for the installation of solar panels on the roof of the garage. <u>Principle of the proposal</u> The principle of installing solar panels to provide a renewable source of energy is acceptable in accordance with Policy S1 (Sustainable Development) of the Local Plan. <u>Design and impact on the setting of the Grade II listed building</u> The farmhouse on the site is a Grade II listed building. Paragraph 66 of the Planning (Listed Buildings & Conservation Areas) Act 1990 states: <i>“In considering whether to grant planning permission for development which affects a Listed Building or its setting, the Local Planning Authority ... shall have regard to the</i>

desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses”.

The position of the solar panels has been amended through the course of the application to reduce the number of panels on the west facing roofslope, which is the most visually related to the main farmhouse. The panels are also proposed to be black in colour with a minimal depth of 130mm, both of which help to reduce their visual prominence. On the basis of the amended and further details, the Council's Heritage Officer has withdrawn his objection and the proposal is considered to be acceptable in terms of design and impact on the listed building.

Climate Change:

In July 2019, the Council declared a Climate Change and Environmental Emergency. In doing so it agreed, among other things, to: (a) put in place measures to ensure the Council's own operations and functions achieve carbon neutrality by 2025; (b) work with partners to aim for all projects and services delivered in the Borough to achieve carbon neutrality by 2030; (c) ensure that the Council's procurement policy recognises carbon neutrality as one of its primary considerations; and (d) recognise the urgency of action to mitigate and adapt to climate change in every decision taken by the Council. This is underpinned by the Climate and Environment Emergency Strategy 2020–2030 and the supporting Climate and Environmental Emergency Action Plan – Update June 2020.

The declaration of the Climate Change and Environmental Emergency demonstrates a strong commitment from the Council to achieve net zero. The NPPF, development plan and adopted local plan policy do not set this as a specific target, but it is a material consideration to be considered alongside all other material considerations. In any case addressing climate change is a core part of the NPPF and local plan policy. The need to support the economy is part of the Strategic Environmental Assessment for the adopted local plan, as is an assessment of climate impacts.

The NPPF, Policies S1, DM2 and DM3 of the Local Plan and energy and water elements of the adopted Environmentally Sustainable Development SPD require development to be sustainable in terms of resource use, climate change and energy use. The proposed development would provide a renewable form of energy, which accords with these policy objectives.

Equalities Implications:

Section 149 of the Equalities Act 2010 created the public sector equality duty. Section 149 states:

- A public authority must, in the exercise of its functions, have due regard to the need to:
 - a. eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
 - b. advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - c. foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

When making policy decisions, the Council must take account of the equality duty and in particular any potential impact on protected groups. It is considered that this application does not raise any equality implications

Conclusion: The proposed solar panels are acceptable in terms of design and would preserve the setting of the Grade II listed farmhouse.

Recommendation:	PERMIT ☒	REFUSE ☐
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