



Delegated Report

Planning Application

Planning Application No: 20220647

Location: 66 Norah Lane, Higham, Rochester, Kent ME3 7EW

Description: Installation of 17 solar panels on roof

Applicant: Mr & Mrs Michael and Patricia Kelly

Site Visit Date: Desktop

Submitted Documents/Plans

Application form

Site plan

Block plan

Technical details of Baudersolar Photovoltaic Energy for Flat Roofs

Specifications from Smart Module

Existing roof plan

Google maps image

Flat Roof Guarantee

Drawing no. B222464PV-20220518 (roof plan)

Drawing no. D0100-00W_011-001 (standard details)

Proposed front elevation

Proposed side (east) elevation

Proposed roof plan

Relevant Planning History

19970875	Conversion of the existing integral double garage into a study.	Permitted	03.02.1998
19810949	Section 53 determination as to whether planning permission is required for construction of dormer extensions in the front and rear roof slopes	Permission not required	25.01.1982
19810944	Erection of a two storey rear extension to form dining room with enlarged bedroom and en suite bathroom over	Permitted	21.01.1982
19770437	Erection of two storey extension at rear to form dining room bathroom enlarged bedroom and balcony	Permitted	04.08.1977

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 - Development & Design Principles

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards

Paragraph 33 of the NPPF (2021) sets out that policies within adopted local plans should be reviewed to assess whether they need updating at least once every five years, and should then be updated as necessary. Such reviews are also a legal requirement as set out in Regulation 10A of the Town and Country Planning (Local Planning) England Regulations 2012.

The Council undertook such a review in September 2019 and found that the adopted Local Plan Core Strategy is in need of a partial review in terms of Policy CS02, due to the increased need for housing since the Local Plan Core Strategy was adopted and the need to ensure that a sufficient land supply exists to meet this need. Whilst saved policies from the Local Plan 1st Review (1994) generally conform with the NPPF (2021), the Council will also seek to replace these.

National Planning Policy Framework (2021)

- Section 2 – Achieving sustainable development
- Section 4 – Decision-making
- Section 12 – Achieving well-designed places
- Section 14 – Meeting the challenge of climate change, flooding and coastal change
- Section 15 – Conserving and enhancing the natural environment

Supplementary Planning Guidance

- 2 - Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 – amended June 2020;
- Technical Housing Standards – nationally described space standard (2015);
- SPG 4 - KCC Parking Standards (2006);
- Householder Extensions/Alterations Design Guide (2021); and
- Gravesham Landscape Character Assessment (2009)

Consultations, Publicity and Representations

Consultees

KCC Biodiversity Officer

The building seems low risk for roosting bats.

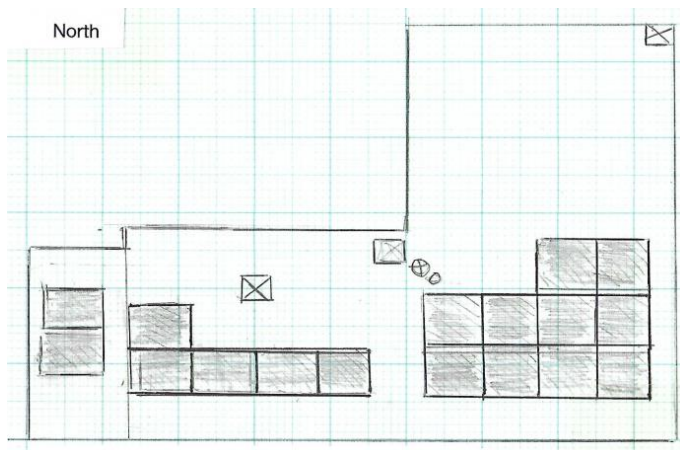
Neighbouring properties

The application has been advertised by site notice and individual letters to two neighbouring properties. No letters of representation have been received.

Officer's Analysis

Proposal

This application seeks planning permission for the installation of 17 solar (PV) panels on roof. The solar panels will be arranged on the roof as per the plans below:



They will project approx. 0.47m from the flat roof.

Design, Landscape Character and Appearance

The application site is a two storey detached dwelling located along a rural lane but set within the village boundaries where the principle of development is acceptable provided it accords with the policies of the Local Plan. The surrounding properties are mixed in type, design and height. The application dwelling has a two storey flat roof and sits on a substantial plot surrounded by trees. The site is also located within the Higham Arable Farmlands.

The proposed 17 PV panels will be set within the flat roof away from the edge and will extend approx. 0.47m in height. As the property is two storey it is unlikely they will be visible from the ground within the site. They may be more visible from long ranging viewpoints however they will be contained within the roof and will not create an incongruous form of development when seen from far against the back drop of the existing roof. For the same reasons, they will have no detrimental impact on the surrounding landscape character.

The proposed PV panels therefore accord with policies CS12 and CS18 of the Gravesham Core Strategy 2014 and para. 130 of the National Planning Policy Framework 2021.

Amenity of Future Occupiers

As the development is located on the roof there will be no detrimental impact on the amenities of the future occupiers of the dwelling.

Neighbouring Amenity

Due to the location of the property away from the nearest neighbouring dwelling and the limited height and nature of the proposed development there will be no detrimental impact on any neighbouring properties in terms of loss of outlook, privacy, sunlight or daylight.

The proposed development therefore accords with policy CS19 of the Gravesham Core Strategy 2014 and para. 130f of the National Planning Policy Framework 2021 with regards to amenity.

Ecology and Biodiversity

There is a low risk of roosting bats within the flat roof of the application site and therefore no concerns are raised with regards to ecology and biodiversity and the proposals therefore accord with policy CS12 of the Gravesham Core Strategy 2014.

Climate Change

The Council seeks to reduce the overall carbon footprint of the Borough and therefore supports the production of renewable energy. The proposal therefore accords with policy CS18 of the Gravesham Local Plan Core Strategy 2014 and para. 158 of the National Planning Policy Framework 2021.

Parking and Highways

The installation of photovoltaics on the roof of this property will have no impact on the parking arrangements and therefore no objection is raised on highway grounds.

Conclusion

The proposed photovoltaics will have no detrimental impact on the character and appearance of the dwelling and wider landscape, amenities, parking or highway safety and therefore accords with the above-mentioned policies and is recommended for approval.

Recommendation:

(For detailed conditions / reasons for refusal and informatives, see draft Decision)

Case Officer:	Mrs Alison Webster	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	7 November 2022	Dated:	7th November 2022