



Delegated Report

Lawful Development Certificate (Proposed)

Application no:	20240157
Location	12 Chequers Close Istead Rise Gravesend Kent
Proposal:	Application for a Proposed Lawful Development Certificate in respect of the installation of Solar PV panels on the roof of the dwellinghouse.
Applicant:	Mr & Mrs P & E Tubby
Site Visit	N/A Desktop Assessment

Plans & Documents

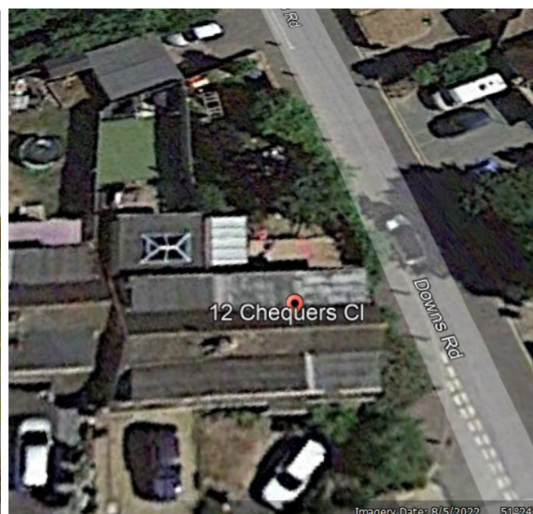
- Application Form
- Drawing No: 01 (Site Location Map and Existing Block Plan)
- Drawing No: 02 (Existing Elevations)
- Drawing No: 03 (Proposed Block Plan)
- Drawing No: 04 (Proposed Elevations)

Supplementary Information

- Supporting Letter

Property Type

The property comprises a semi-detached chalet bungalow.



Material Consideration

Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

Relevant Planning History

Reference	Description	Outcome	Decision Date
20070656	Erection of two storey side extension to form kitchen, wc and additional room at ground floor level with bedroom and ensuite shower room/wc at first floor level.	Permitted	09.11.2007

Officer Assessment*Permitted Developments Rights Restrictions*

Article 2 (3) Land (AONB, Conservation Area)	N
Article 4 Direction	N
Permitted Development Rights Removed/Restricted	N

Proposal

This application seeks a lawful development certificate in relation to the installation of solar panels on the roof space of the dwelling house. It should be noted that the panels will be installed on both the front and rear roof slopes includes part of the extended two storey side extension.

Material considerations

The proposal requires assessment under *Schedule 2, Part 14, Class A of The Town and Country Planning (General Permitted Development) (England) Order 2015, as amended – installation or alteration etc of solar equipment on domestic premises.*

The relevant legislation states:

Permitted development

A. The installation, alteration or replacement of microgeneration solar PV or solar thermal equipment on-

- (a) a dwellinghouse or a block of flats; or
- (b) a building situated within the curtilage of a dwellinghouse or a block of flats.

Development not permitted

A.1 Development is not permitted by Class A if—

- (a) the solar PV or solar thermal equipment would protrude more than 0.2 metres beyond the plane of the wall or in the case of a pitched roof, the roof slope when measured from the perpendicular with the external surface of the wall or pitched roof slope;
- (b) in the case of solar PV or solar thermal equipment on a pitched roof, it would result in the highest part of the solar PV or solar thermal equipment being higher than the highest part of the roof (excluding any chimney);

(ba) in the case of solar PV or solar thermal equipment on a flat roof, it would result in the highest part of the solar PV or solar thermal equipment being more than 0.6 metres higher than the highest part of the roof (excluding any chimney);

(c) in the case of land within a conservation area or which is a World Heritage Site, the solar PV or solar thermal equipment would be installed on a wall which fronts a highway;

(d) the solar PV or solar thermal equipment would be installed on a site designated as a scheduled monument; or

(e) the solar PV or solar thermal equipment would be installed on a building within the curtilage of the dwellinghouse or block of flats if the dwellinghouse or block of flats is a listed building.

Conditions

A.2 Development is permitted by Class A subject to the following conditions—

(a) solar PV or solar thermal equipment is, so far as practicable, sited so as to minimise its effect on the external appearance of the building;

(b) solar PV or solar thermal equipment is, so far as practicable, sited so as to minimise its effect on the amenity of the area;

(ba) in the case of solar PV or solar thermal equipment installed on a flat roof located on article 2(3) land, before beginning development the developer must apply to the local planning authority for a determination as to whether the prior approval of the local planning authority will be required with respect to the impact of the appearance of the solar PV or solar thermal equipment on that land;

(bb) in relation to an application under sub-paragraph (ba), paragraphs J.4(3) to J.4(12) of this Part apply as if “Class A” substitutes the reference to “Class J” in paragraph J.4(4); and

(c) solar PV or solar thermal equipment is removed as soon as reasonably practicable when no longer needed.

Officer Analysis

The proposal has been accompanied by sufficient information which describes the proposed development, citing its location and proposed plans and elevations.

The proposed development is situated within the curtilage of the dwelling and does not protrude more than 0.2m beyond the roof plane, nor does it exceed the highest part of the roof. The Photo Voltaic panels are not considered to be obtrusive or have a detrimental impact on the surroundings due to their design and citing.

The application property is not situated within an Article 2(3) area and in this instance the submission has demonstrated that the proposal falls within the confines of *Schedule 2, Part 14, Class A of The Town and Country Planning (General Permitted Development) (England) Order 2015, as amended* and a Certificate of Lawful development can be granted.

Recommendation: Grant Lawful Development

Case Officer:	Mrs Sharon Sahota	Team Leader:	Miss Faye Hobbs
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Signed:		Signed:	
Dated:	9th April 2024	Dated:	10 April 2024