

Exeter City Council
Planning Committee
(29th May, 2024)



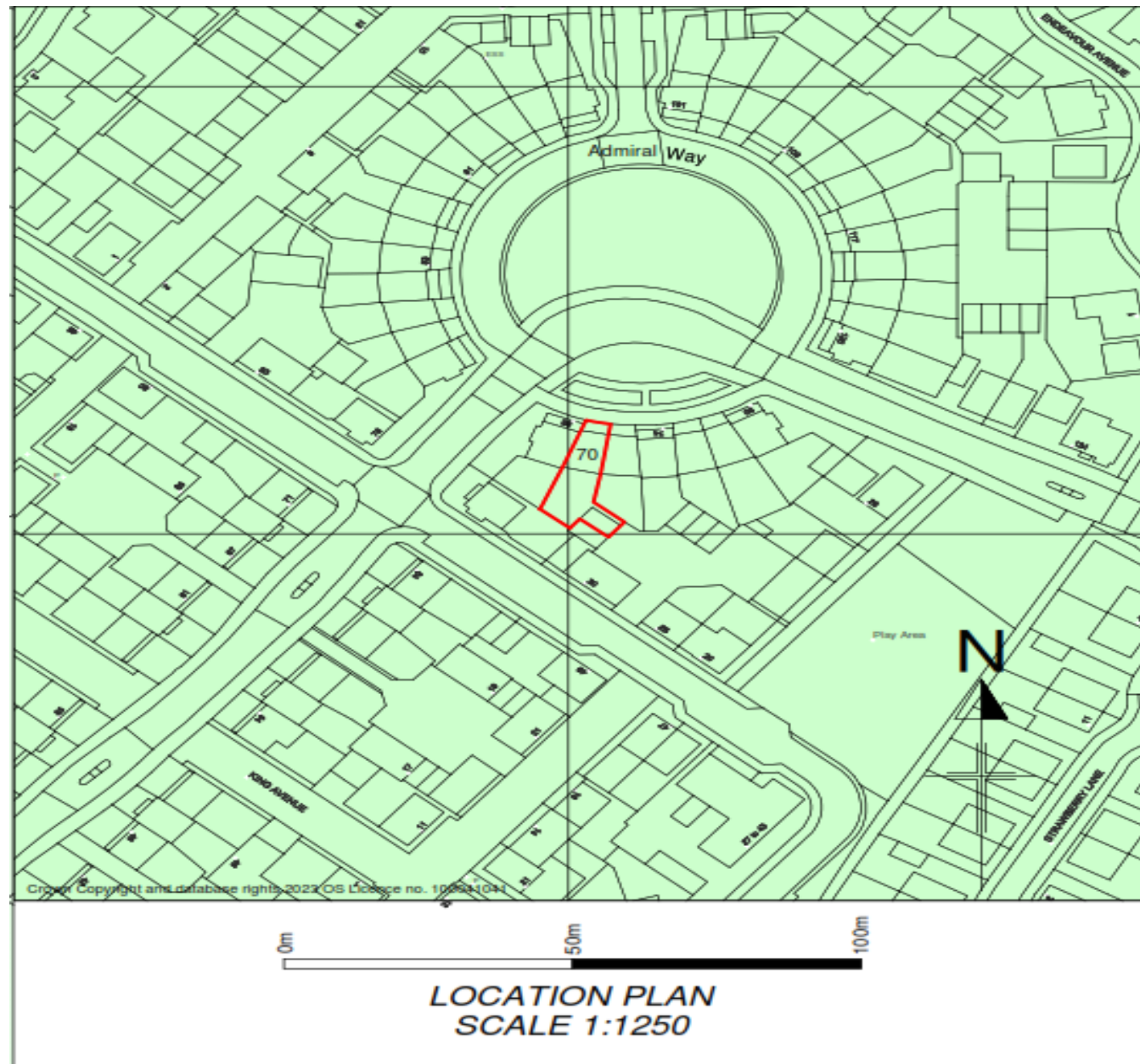
Exeter
City Council

Application 24/0063/FUL

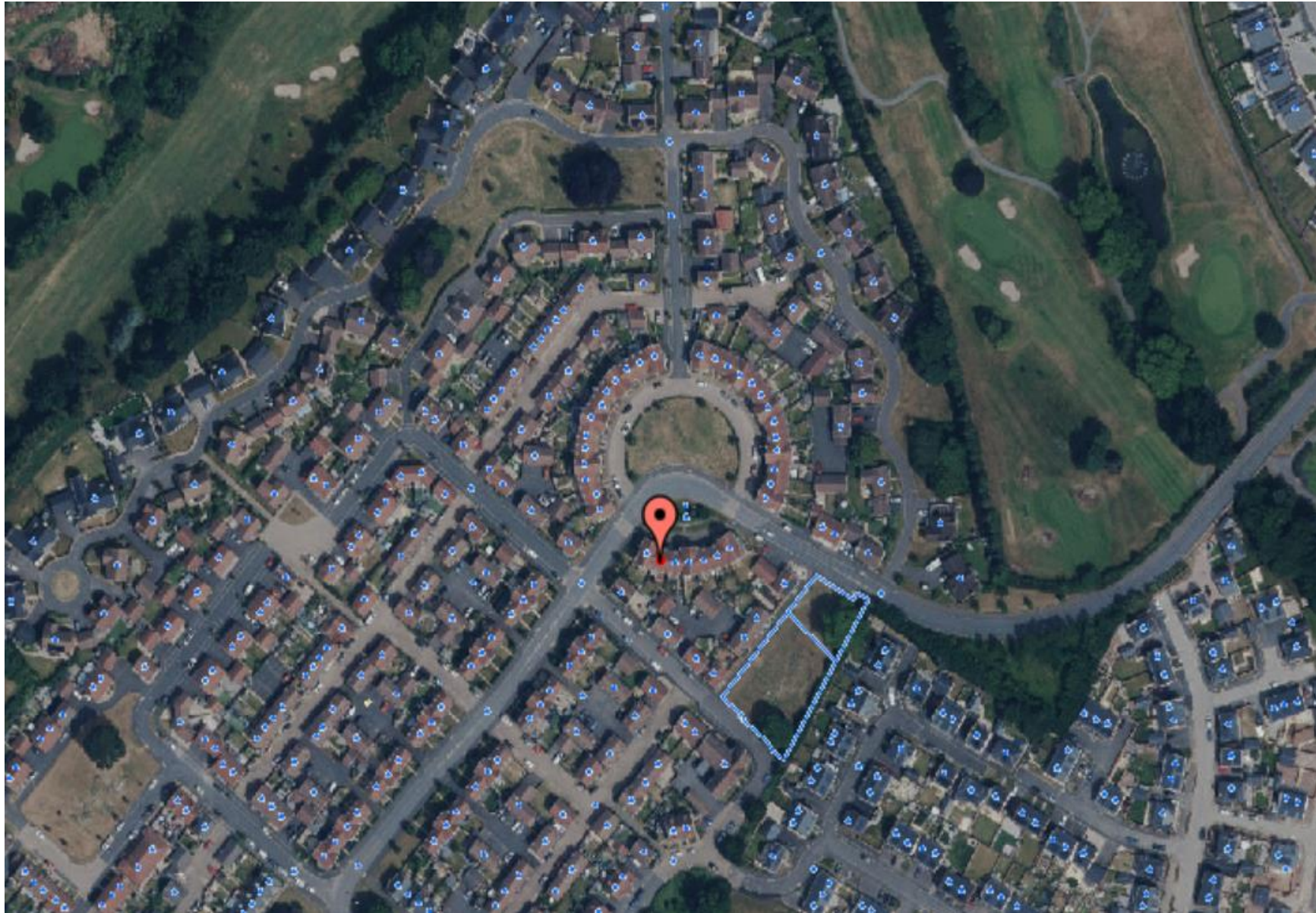
Site: 70 Admiral Way.

Proposal: Solar Panels on Roof of Dwelling & Garage.

This application is before you as it relates to a member of staff.



SITE LOCATION PLAN



AERIAL VIEW



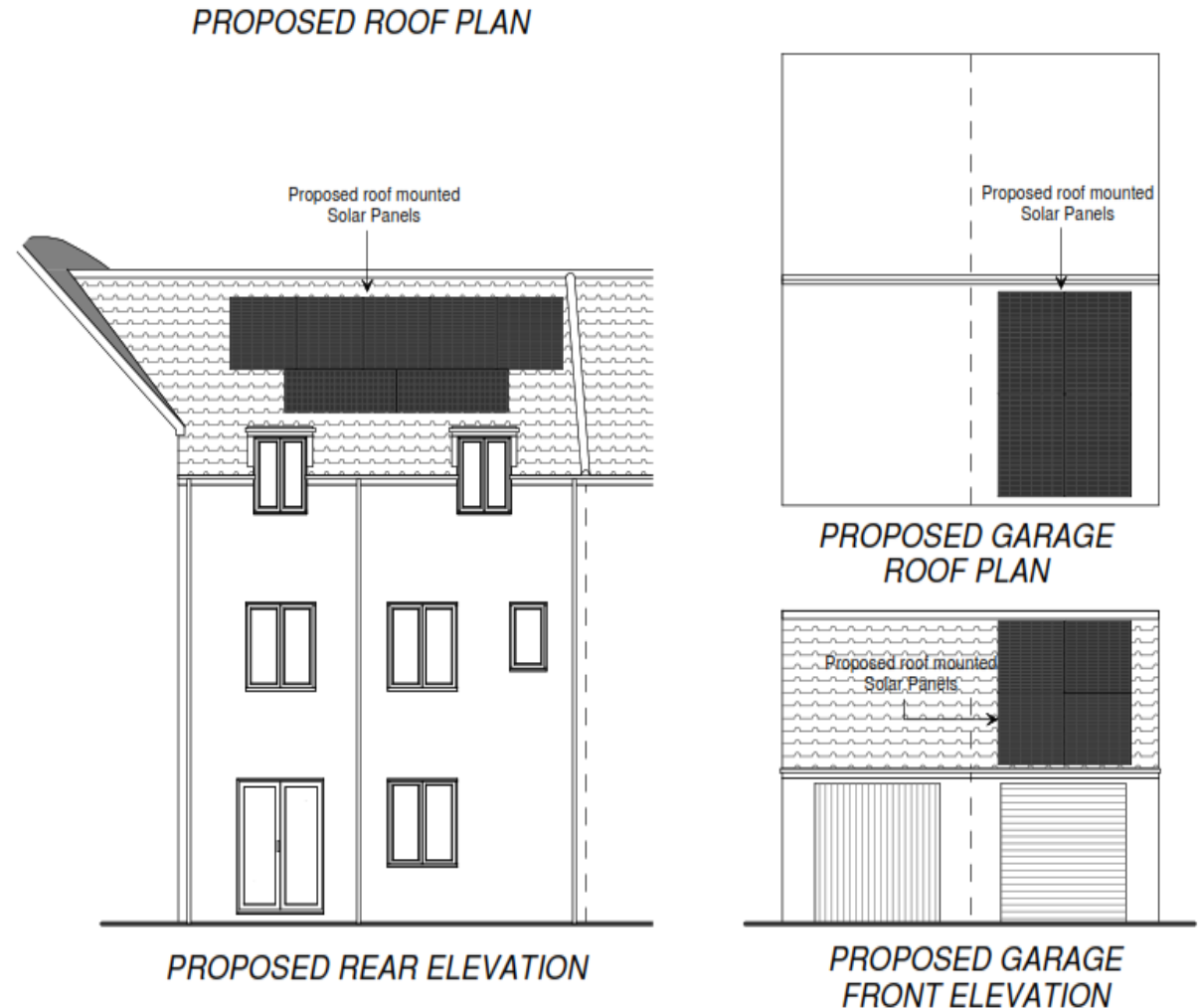
PHOTO OF FRONT OF DWELLING (2nd in from the right).

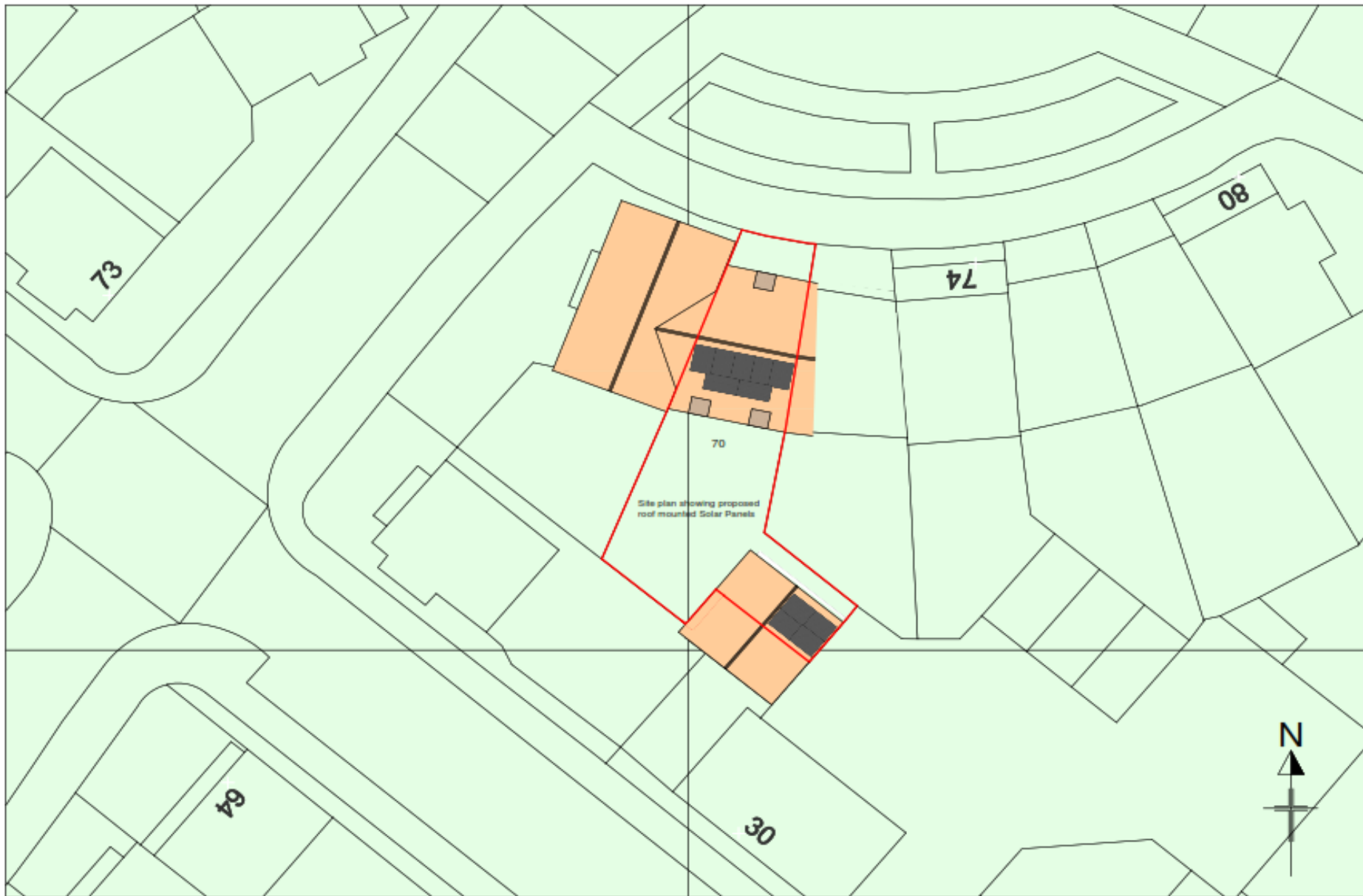


PROPOSAL OVERVIEW

- General

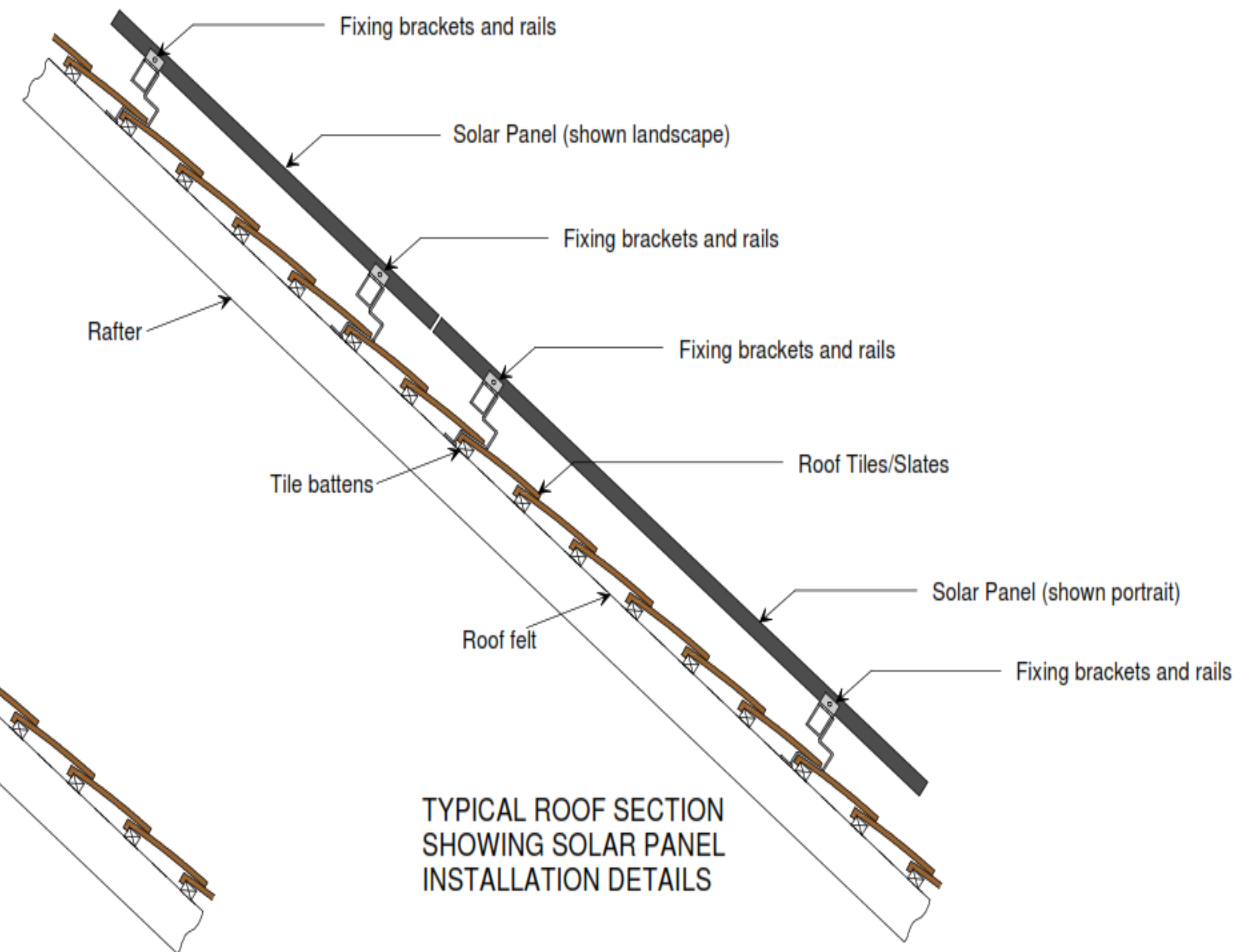
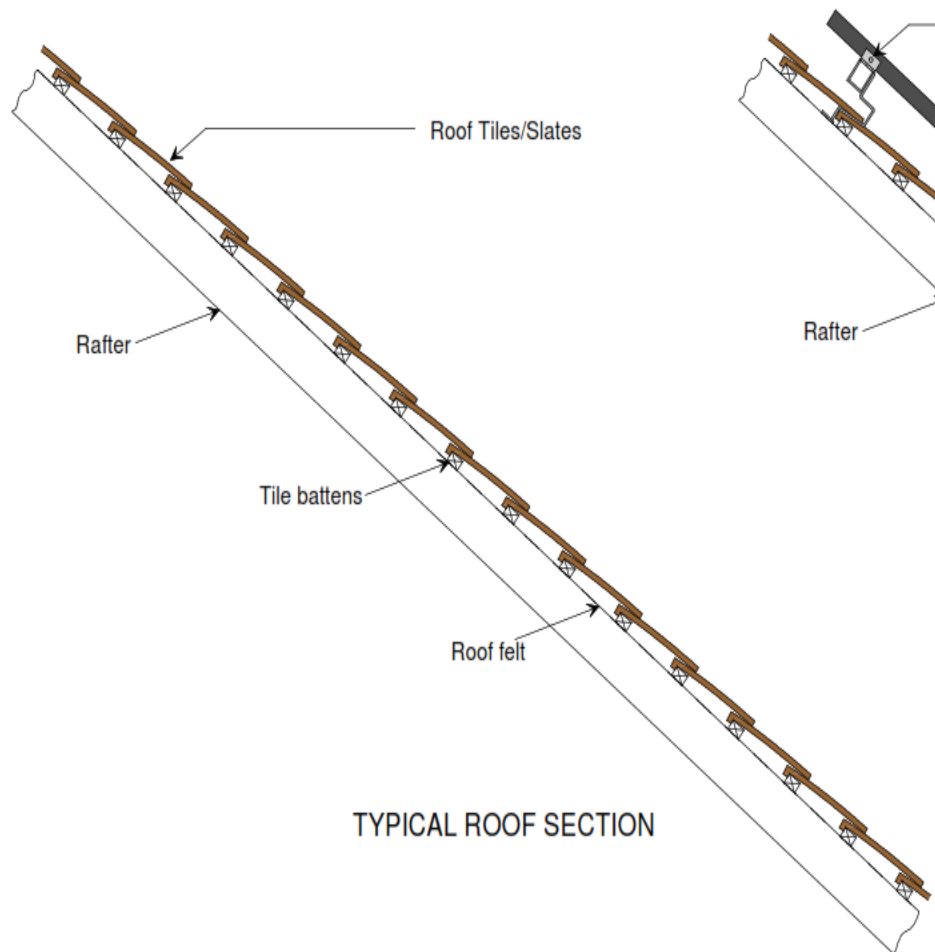
The proposal is to install a 11 panel Solar PV System, 7 on the dwelling and 4 on the garage roof. The panels would be installed on the south facing roof pitches, with the aim of reducing the energy consumption of the property.





PROPOSED SITE PLAN
SCALE 1:200

PROPOSED SITE PLAN



PROPOSED FIXING LAYOUT



VARIOUS OTHER SOLAR ARRAYS IN THE AREA.





Key issues when assessing this application.

- Is the application in line with both Local and National planning policies.
- Is there any negative impact on the amenity of neighbouring dwellings such as glare.
- Was the original removal of Permitted Development Rights intended to cover solar panels or was it more about stopping the gardens becoming overfilled with sheds and summerhouses?
- Is it suitable to have the solar array on both the dwelling and the garage roofs?



VIEW FROM GARAGE INTO THE COURTYARD AREA

The Admiral Way development area has had its permitted development rights removed to protect amenity, and to ensure gardens are not over-developed with outbuildings. It is considered that when the rights were removed the notion of preventing the installation of solar panels was probably not the driving force. If the area of Admiral Way had not had its permitted development rights removed this application would not be before the committee and instead would have been decided through the requirements of Part 14 Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015.

The NPPF in para:163 states, when determining applications for renewable and low carbon development, local planning authorities should:

- a) not require applicants to demonstrate the overall need for renewable or low carbon energy, and recognise that even small-scale projects provide a valuable contribution to significant cutting greenhouse gas emissions;
- b) approve the application if its impacts are acceptable.

Para: 164 states, in determining planning applications, local planning authorities should give significant weight to the need to support energy efficiency and low carbon heating improvements to existing buildings, both domestic and non-domestic (including through installation of heat pumps and solar panels where these do not already benefit from permitted development rights).

The Exeter Local Plan EN6 states, proposals for the development of renewable energy facilities will be permitted provided that the renewable energy benefits outweigh any harm to the landscape, either visually or audibly, or to air quality, nature conservation interest or sites of historical importance. It is considered with regards to this application that the benefits will outweigh any harms especially as this is not an area of historical or landscape importance.

It is noted that the proposed installation would be in accordance with Part 14 Class A of the General Permitted Development Rights, which although not specifically relevant in this case it is an important benchmark in which to judge any such application. It is considered that the provisions of renewable energy features, in this case solar panels, align with both national and local plan policy in seeking improved energy efficiency, the followings section/s will consider if these benefits are outweighed by other material impacts.

The application site is not located in a landscape character area so the impacts will be focused on those which may impact the local landscape/environment/street scene and the appearance and character of the host dwelling. It is acknowledged that the proposed installation is similar to other examples found within the locality. The use of the garage roof is somewhat different, but this is considered acceptable as the garage roof faces an ancillary area with no immediate neighbouring windows facing it. An 11 panels installation is no greater than standard with the proposed black external finish to the panels is similar to others found in the immediate locality. The black panels themselves, are less reflective and therefore less likely to produce glare which could negatively impact neighbouring amenity. The panels being located to the rear of the property will have a limited visual impact on the street scene.

The proposed development complies with policies CP14 and CP17 of the Core Strategy and policies EN6, DG1, and DG4 of the Exeter Local Plan.

Energy Efficiency

Solar panels on the roof will improve the energy performance of the building in accordance with both local and national planning policies; NPPF Chapter 14: Meeting the challenge of climate change, flooding, and coastal change; para 157, 160, 163, and 164, and Local Plan policy EN6.

OFFICER RECOMMENDATION

GRANT permission subject to the following conditions.

Conditions

1) The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.

Reason: To ensure compliance with sections 91 and 92 of the Town and Country Planning Act 1990.

2) The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details received by the Local Planning Authority on the 16th and 18th January 2024 (including drawings numbers, Solar Panel Datasheet, 3 Slate Roof Hook and Rail, Panel Location roof 1, Panel Location roof 2, Generic Roof Section, Design and Access Statement and 70 Admiral Way – drawings inc Site Location Plan.) as modified by other conditions of this consent.

Reason: In order to ensure compliance with the approved drawings.

3) No site machinery or plant shall be operated, no construction or demolition processes shall be carried out and no deliveries shall be made to or from the site except between the hours of 08:00 hrs - 18:00 hrs Monday to Friday, 08:00 hrs to 13:00 hrs on Saturday, and at no time on Sundays, Bank or Public Holidays.

Reason: To protect the amenity of the locality, especially for people living and/or working nearby.

OFFICER RECOMMENDED CONDITIONS