 Reigate & Banstead BOROUGH COUNCIL Banstead Horley Redhill Reigate	TO:	PLANNING COMMITTEE
	DATE:	30 th August 2023
	REPORT OF:	HEAD OF PLANNING
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AGENDA ITEM:	8	WARD: Redhill East

APPLICATION NUMBER:	23/01050/HHOLD	VALID:	12.06.2023
APPLICANT:	Mrs Cassandra Elbourne	AGENT:	
LOCATION:	21 PALMER CLOSE, REDHILL, RH1 4BU.		
DESCRIPTION:	Addition of solar panel system on flat roof.		
All plans in this report have been reproduced, are not to scale, and are for illustrative purposes only. The original plans should be viewed/referenced for detail.			

This application is referred to Committee in accordance with the Constitution as the applicant is related to a Borough Councillor.

SUMMARY

The proposed development seeks permission for the installation of a solar panel system upon the main roof of the dwelling which is flat.

The solar array would comprise of 12 panels, each measuring approximately 4.1m by 1.76m, each would be tilt mounted at 10 degrees to face south with the upper most point 0.42m above the current flat roof, exceeding the 0.2m projection permissible under permitted development.

The panels would have some limited visibility within the locale due to the height of the panels above that of the existing dwelling. However, the panels are of relatively minor scale and bulk, as such the proposal is not considered to be harmful to the character of the dwelling or wider area.

The siting and nature of the proposal is not considered to result in any harm to the amenity of neighbouring properties.

Positive weight should be given to the sustainability credentials of the scheme in a planning balance exercise.

RECOMMENDATION

Planning permission is **GRANTED** subject to conditions.

Consultations:

No objections received

Representations:

Letters were sent to neighbouring properties on 16 June 2023. No representations have been received.

1.0 Site and Character Appraisal

- 1.1 The application site comprises of a mid terrace property set in a relative sized plot to the eastern side of Palmer Close in Redhill. The property was built in the late-twentieth century together with many of the surrounding properties. The property is a three storey dwelling including the roof accommodation, but appears as 2 ½ storeys as the design of the dwelling includes a full third storey consisting of dormers and flat roof.
- 1.2 No significant trees would be impacted by the proposal. There is a gradient increase across Palmer Close, upwards from south to north, behind the dwellings is a belt of mature trees proving a green backdrop and screening the development in wider views.

2.0 Added Value

- 2.1 Improvements secured at the pre-application stage: Formal pre-application advice was not sought from the local planning authority prior to the submission of the application. However, correspondence was exchanged confirming the proposal would require planning permission
- 2.2 Improvements secured during the course of the application: Improvements were not sought as the proposal is considered acceptable.
- 2.3 Further improvements to be secured: Non further improvements are sought.

3.0 Relevant Planning and Enforcement History

- 3.1 None relevant

4.0 Proposal and Design Approach

- 4.1 This is a householder planning application for the installation of a solar array comprising of 12 solar panels in a 2 x 6 formation. Each panels measures approximately 4124mm by 1762mm, each would be tilt mounted at 10 degrees to face south with the upper most point 420mm above the current flat roof. Planning permission is required by virtue of the 420mm projection exceeding the 200mm allowance for permitted development.

5.0 Policy Context

5.1 Designation

Urban Area

5.2 Reigate and Banstead Core Strategy

CS1 (Presumption in favour of sustainable development)

CS4 (Valued Townscapes and Historic Environment)

CS10 (Sustainable Development)

5.2 Reigate & Banstead Development Management Plan 2019

DES1 (Design of new development)

CCF1 Climate Change Mitigation

5.3 Other Material Considerations

National Planning Policy Framework

National Planning Policy Guidance

Supplementary Planning Guidance

Householder Extensions and
Alterations

Other

Human Rights Act 1998

6.0 Assessment

6.1 The application site is situated within the urban area where there is a presumption in favour of sustainable development.

6.2 The main issues to consider are:

- Design appraisal
- Impact on Neighbour amenity
- Other issues – Climate change

Design appraisal

6.3 Policy DES1 of the adopted Reigate & Banstead Local Plan – Development Management Plan September 2019 requires that all new development is be expected to be of a high quality design that makes a positive contribution to the character and appearance of its surroundings, including having due regard to the layout, density, plot sizes, building siting, scale, massing, height, and roofscapes of the surrounding area, the relationship to neighbouring buildings, and important views into and out of the site.

6.4 The proposed panels would protrude approximately 0.4m above the current flat roof of the property and as such would be visible in the street. The increase

in height is necessary to ensure the efficient operation of the panels and make good use of the resource so the panels would be angled southwards to optimise the solar gain.

- 6.5 The panels by reason of their siting, number, appearance and height differ to the current roof and would have some minor impact upon the appearance of the area. However, Palmer Close is a modern development with a capacity for such visual change and panels are not an uncommon addition on modern properties, nor are they considered to be harmful and they would not unduly harm the character and appearance of the dwelling, street and wider area.
- 6.6 Palmer Close slopes upward from south to north, with number 21 Palmer Close located on the eastern side at the northern end of the close and therefore higher in topography many than others in the street. Despite the elevated position there is not considered to be any wider visual impact as the panels and their height are limited and also screened by the belt of trees behind precluding views in the wider area.
- 6.7 In summary, the proposal is acceptable with regard to its impact upon the design and character of the dwelling and wider locality. It would comply with the requirements of policy DES1 of the Council's Development Management Plan and no objection is raised.

Neighbour amenity

- 6.8 The solar panels would be laid on top of the existing flat roof of the house and would be largely imperceptible to neighbouring properties. Due to the siting and nature of the development it is not considered that the panels would cause any undue neighbour amenity impacts such as loss of light, outlook, privacy or overshadowing.

Other issues

- 6.9 Policy CCF1 criterion 3 outlines that the Council will support developments that make provision for on-site micro generation of energy. The policy is amplified in the policy subtext that the borough has a role to play in mitigating climate change, including by contributing to national targets to reduce carbon emissions.
- 6.10 The proposed development is a micro scale renewable energy project and as such would assist the occupiers in meeting their own energy demands. Such systems are also capable of feeding any spare energy to the national grid.
- 6.11 Given the domestic scale of the proposal and its mitigating impact upon climate change, positive weight should also be given to the sustainability credentials of the scheme in a planning balance exercise.

CONDITIONS

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91(1) of the Town and Country Planning Act 1990 as amended by Section 51 (1) of the Planning and Compulsory Purchase Act 2004

2. The development hereby permitted shall be carried out in accordance with the following approved plans.

Reason: To define the permission and ensure the development is carried out in accord with the approved plans and in accordance with National Planning Practice Guidance.

Note: Should alterations or amendments be required to the approved plans, it will be necessary to apply either under Section 96A of the Town and Country Planning Act 1990 for non-material alterations or Section 73 of the Act for minor material alterations. An application must be made using the standard application forms and you should consult with us, to establish the correct type of application to be made.

Plan Type	Reference	Version	Date Received
Location Plan	Unnumbered		12.06.2023
Proposed Plans	Unnumbered		22.05.2023

3. The materials to be used in the construction of the external surfaces of the development shall be constructed in accordance with the materials as specified within the application and there shall be no variation without prior approval and agreement in writing with the Local Planning Authority.

Reason: To ensure that a satisfactory external appearance is achieved of the development with regard to Reigate and Banstead Development Management Plan 2019 policy DES1.

INFORMATIVES

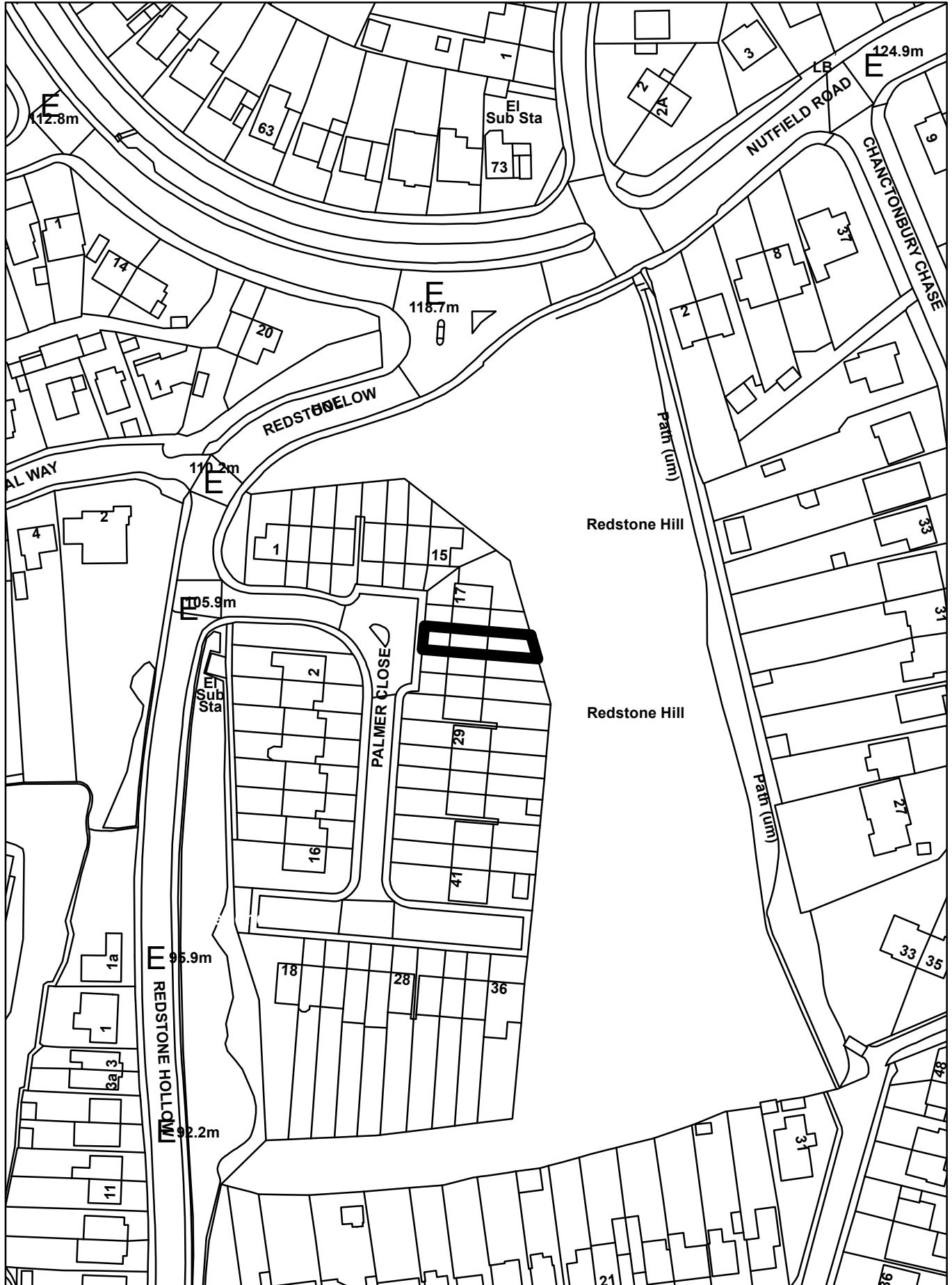
1. Building works involving work on an existing wall shared with another property; or new building on the boundary with a neighbouring property; or excavating near a neighbouring building, may fall within the scope of the Party Wall, etc. Act 1996 and may require that you serve a Statutory Notice on all affected owners. Further guidance is available from <https://www.gov.uk/guidance/party-wall-etc-act-1996-guidance>

REASON FOR PERMISSION

The development hereby permitted has been assessed against development plan policies DES1, CCF1 and material considerations, including third party representations. It has been concluded that the development is in accordance with the development plan and there are no material considerations that justify refusal in the public interest.

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development where possible, as set out within the National Planning Policy Framework.

23/01050/HHOLD - 21 Palmer Close, Redhill



PLAN

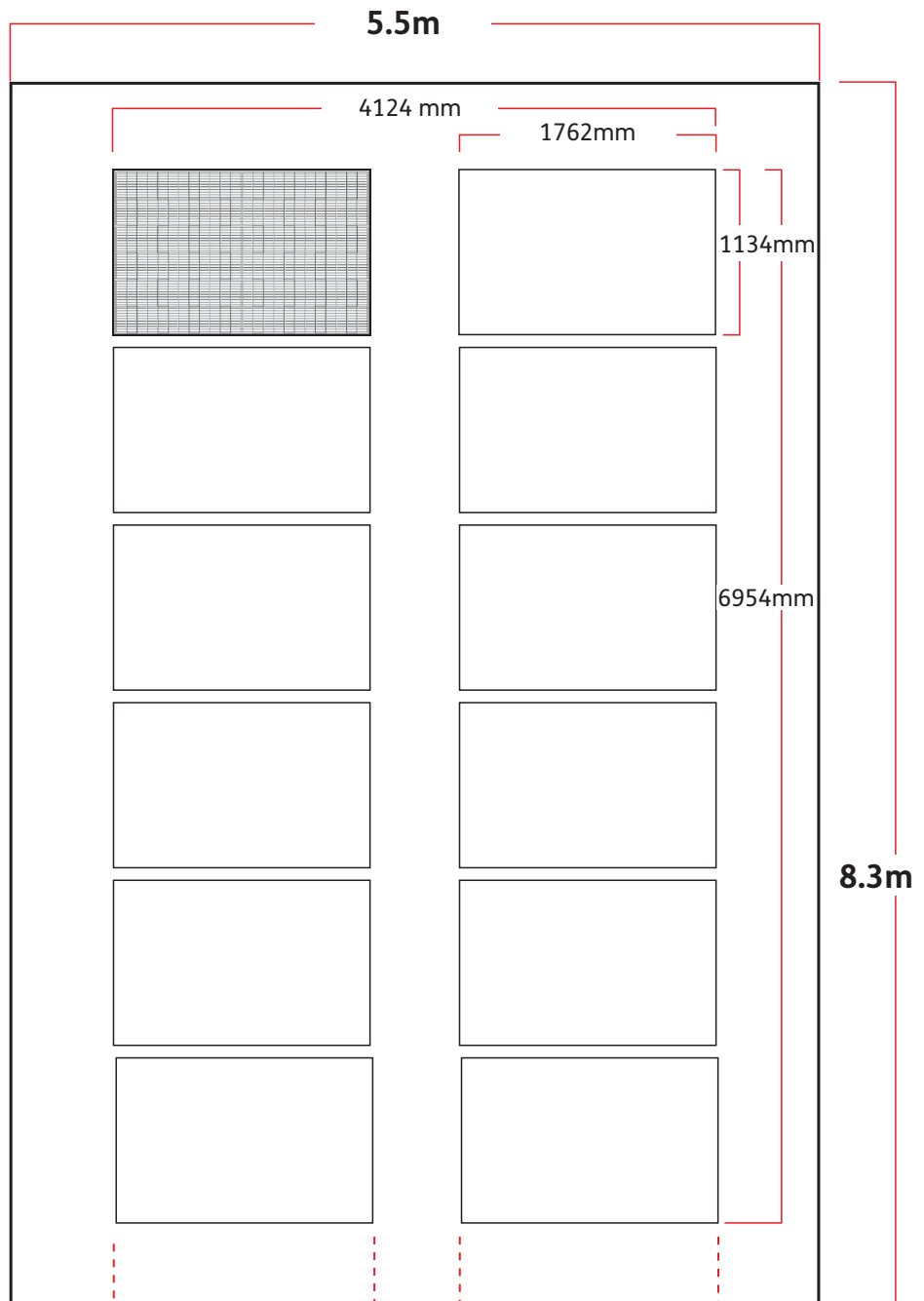
Dimension of roof =
5500mm wide x 8300mm deep

Dimension of PV module x1 =
1762mm wide x 1134mm deep

Array PV panels (6) x 2 rows
4124mm wide x 6954mm deep

SCALE 1:50

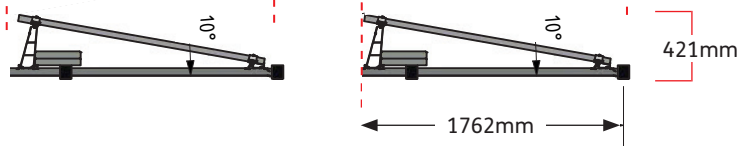
— = 1 Metre
20mm = 1000mm



ELEVATION SCALE 1:50

Tilt mounted to face due South
10 degree tilt

Height
421mm



Aerial View

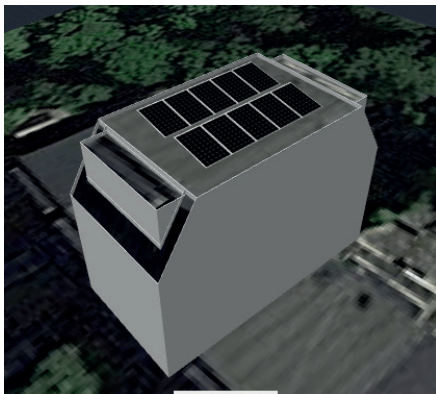


Context

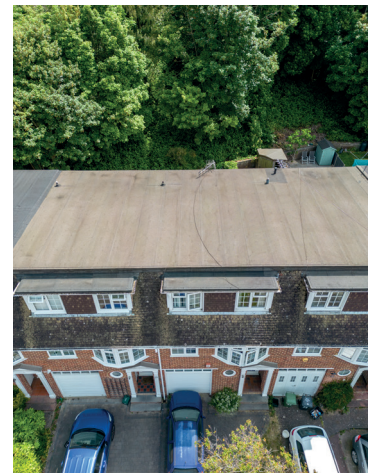


Redstone Hollow

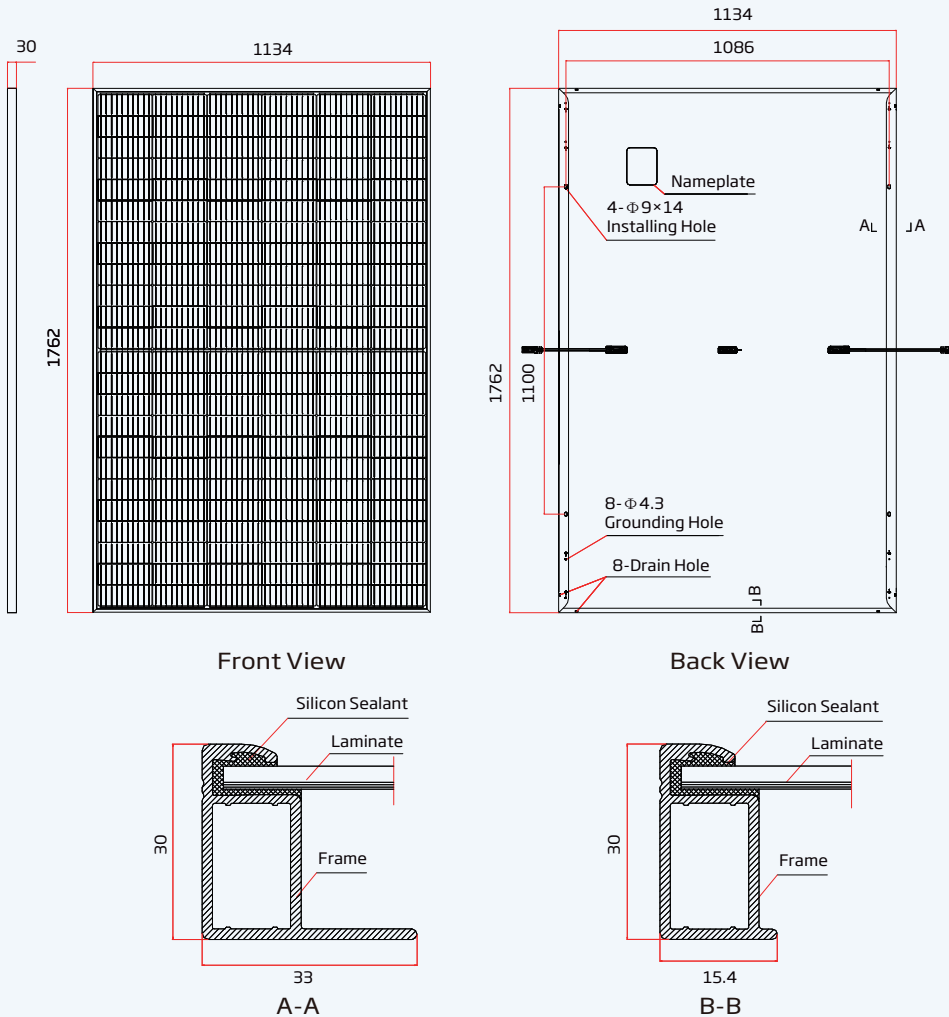
3D model of solar arrangement now 2x6panels



Property from front



DIMENSIONS OF PV MODULE(mm)



MECHANICAL DATA

Solar Cells	Monocrystalline
No. of cells	144 cells
Module Dimensions	1762×1134×30 mm (69.37×44.65×1.18 inches)
Weight	21.8 kg (48.1 lb)
Glass	3.2 mm (0.13 inches), High Transmission, AR Coated Heat Strengthened Glass
Encapsulant material	EVA/POE
Backsheet	White
Frame	30mm(1.18 inches) Anodized Aluminium Alloy
J-Box	IP 68 rated
Cables	Photovoltaic Technology Cable 4.0mm ² (0.006 inches ²), Portrait: 350/280 mm(13.78/11.02 inches) Length can be customized
Connector	MC4 EVO2 / TS4*

*Please refer to regional datasheet for specified connector.