 Reigate & Banstead BOROUGH COUNCIL Banstead Horley Redhill Reigate	TO:	PLANNING COMMITTEE
	DATE:	13 December 2023
	REPORT OF:	HEAD OF PLANNING
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AGENDA ITEM:	6	WARD: Horley Central and South

APPLICATION NUMBER:	23/02202/F	VALID:	16 October 2023
APPLICANT:	Reigate and Banstead Borough Council	AGENT:	
LOCATION:	64 MASSETTS ROAD, HORLEY, RH6 7DS		
DESCRIPTION:	Installation of 20 no. solar panels to the east (15no.), and west (5no.), roof surfaces of an existing residential house of multiple occupation (HMO) in Horley to provide all electrical power to the building.		
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 the Borough Council.

SUMMARY

This is a full planning application for the erection of 20 solar panels on the roof of 64 Massetts Road, Horley. The property is owned by the Borough Council who have made the application.

The panels would each measure 1725mm by 1135mm and would not exceed 150mm from the roof surface on the pitched roof elements. In keeping with Reigate and Banstead Borough Council's policy to achieve energy sustainability through approaches to the design of the built environment and creating an environment adapted for future needs, it is proposed that solar panels should be installed at the property to provide a substantial amount of the power requirements for the property thus reducing energy consumption and carbon emissions and limiting climate change.

The site is located within the Massetts Road Conservation Area on a prominent corner plot.

The solar panels have been positioned so that the impact on the character and appearance of the historic assets has been minimised and therefore, subject to a condition regarding the position of the solar panels, and the reinstatement of a chimney, there is no objection to the proposal.

RECOMMENDATION

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

Consultations:

Conservation Officer: I have no objection from a conservation viewpoint to the revised plans subject to the following conditions from a conservation viewpoint. (The removal of the chimneystacks was unauthorised and they were willing to reinstate whilst they have the scaffolding up):

1. The chimneystack on the western roof plane facing The Avenue shall be reinstated before the photovoltaics are operational. The chimney stack shall be reinstated to its original height with handmade multi-stock brick with handmade red stock corners, 5 step top corbelling and projecting stringcourse, three and a half bricks wide.
2. All photovoltaic shall have black frames and minimise silver elements. There shall be no variation in the layout without the consent in writing of the Local Planning Authority.

London Gatwick Safeguarding: No objections

Horley Town Council: Horley Town Council is very supportive of the initiative to install solar panels. The Council understands that in this instance there are additional considerations to be taken into account and supports the comments of the Conservation Officer while noting that the replacement of the chimneys will affect the placement of the solar panels.

Representations:

Letters were sent to consultees and neighbours on 16 October 2023 and a site notice was posted on 24 October 2023. No adverse responses have been received and a letter of support has been received.

1.0 Site and Character Appraisal

- 1.1 The application site comprises a house of multiple occupation (HMO) that was formerly a guest house together with the private access, onsite parking and rear gardens. The site is located at the corner of Massetts Road and The Avenue, and is within the Massetts Road Conservation Area.
- 1.2 The building is a two storey Edwardian villa, with later single storey side and two storey rear additions, currently used as a house of multiple occupation. The property has a large area of hardstanding to the front/side providing parking for approximately 12 vehicles, with a prominent mature Beech tree at the corner of the plot. To the rear the gardens are partially laid to lawn and there are a number of trees along the shared boundary.
- 1.3 Massetts Road is typified by large, detached Edwardian/Victorian villas, a number of which are in use as guest houses. To the east is a large residential property which itself was previously used as a guest house. To the south, on the opposite side of Massetts Road is a detached, timber clad dwelling along with an area of woodland. Immediately to the north of the site on The Avenue

is a large, detached family dwelling set within a substantial plot which is situated outside of the Conservation Area.

2.0 Added Value

- 2.1 Improvements secured at the pre-application stage: No pre application advice was sought.
- 2.2 Improvements secured during the course of the application: Re-instatement of a chimney stack and removal of solar panels from the front (south facing) elevation.
- 2.3 Further improvements could be secured: conditions as recommended by the conservation officer.

3.0 Relevant Planning and Enforcement History

- 3.1 01/01692/F - Internal alterations to increase the number of guest rooms to eight and erection of a rear conservatory - approved with conditions - 10/01/2002.
- 3.2 05/02705/CU - Change of use of three private rooms to four letting rooms with internal alterations and single storey side extension - withdrawn by applicant - 23/03/2006.
- 3.3 06/00712/F - Change of use of private living room to letting room, demolition and replacement of existing single storey side extension and creation of existing parking space - approved with conditions - 13/06/2006
- 3.4 16/02524/CU - Change of use from Guest House (C1 use) to Hostel (Sui Generis use), erection of rear extension and garage and demolition and rebuild of existing side extension – approved with conditions – 24/01/2017

4.0 Proposal and Design Approach

- 4.1 This is a full planning application for the erection of 20 solar panels on the roof of the building. 15 would be on the eastern roof slope, 1 on the western roof slope, and 4 on top of the flat roofed single storey element on the western side. These would be laid flat.
- 4.2 The elevations and floor plan of the existing building are not proposed to be changed by this application with the exception of the solar panels as proposed.
- 4.3 A design and access statement should illustrate the process that has led to the development proposal, and justify the proposal in a structured way, by demonstrating the steps taken to appraise the context of the proposed development. It expects applicants to follow a four-stage design process comprising:
 - Assessment;
 - Involvement;
 - Evaluation; and

- Design.

4.4 Evidence of the applicant's design approach is set out below:

Assessment	A heritage statement regarding the property and its position within the conservation area have been included with the application.
	No site features worthy of retention were identified.
Involvement	No community consultation took place.
Evaluation	The statement does not include any evidence of other development options being considered.
Design	In keeping with Reigate and Banstead Borough Council's policy to achieve energy sustainability through approaches to the design of the built environment and creating an environment adapted for future needs, it is proposed that solar panels should be installed at the site to provide all power requirements thus reducing energy consumption and carbon emissions and limiting climate change.

5.0 Policy Context

5.1 Designation

Urban area
Massetts Road Conservation Area

5.2 Reigate and Banstead Core Strategy

CS1(Sustainable Development)
CS4 (Valued Townscapes and Historic Environment)
CS10 (Sustainable Development)
CS11 (Sustainable Construction)

5.3 Reigate & Banstead Development Management Plan

Design	DES1
Nature and Heritage	NHE9
Climate Change Resilience and Flooding	CCF1

5.4 Other Material Considerations

National Planning Policy Framework
National Planning Practice Guidance

Other

Human Rights Act 1998
Circular 05/2005
Community Infrastructure Levy
Regulations 2010

6.0 Assessment

6.1 The main issues to consider are:

- Design, character and heritage
- Neighbour amenity
- Energy production

Design, character and heritage

- 6.3 The proposal is for the erection of 20 solar panels on the roof of the building. Each panel would each measure 1725mm by 1135mm. 15 of these would be placed on the eastern elevation roof slope, with one on the western elevation and four others on the flat roof single storey element on the western side of the building (these will be placed flat on the roof with a 3 degree angle for drainage).
- 6.4 The site is situated within the Massetts Road conservation area. The conservation officer has been consulted and originally raised objection due to the positioning of solar panels on the principal elevation (south) to the front of the site and also raised concern that the chimneys had been removed during the previous conversion. Amended plans have been received which have removed the solar panels from the front elevation and proposed for the reinstatement of one of the original chimneys. Subsequently, the conservation officer has raised no objection subject to conditions relating to the framing of the panels should be black to reduce any obtrusiveness and the reinstatement of the chimney.
- 6.5 Policy NHE9 requires that development proposals must be sensitive to their impact on heritage assets and/or its settings with regard to use of appropriate materials, design and detailing. The level of harm to the heritage asset has been minimised as the solar panels would not be on the principal elevation, minimising the impact on the character of the conservation area. The solar panels are domestic in scale and are on the side roof pitches and as such would have a neutral impact to the designated heritage asset (the conservation area).
- 6.6 Subject to the above conditions, the proposed development is considered to cause no significant harm with regards to design and character and would be acceptable in this regard.

Neighbour amenity

- 6.7 The proposal is to the roof of the property, and it is noted that the nearest neighbours to the west are across The Avenue and that property is around 10m away. The property to the east, at 62 Massetts Road has a similar roof to the application site and it is considered that there would be minimal view of the

proposed solar panels from that property. Consequently, no adverse harm is considered to occur to these properties as a result of the proposal.

Energy production

- 6.8 Policy CCF1 states that “The council will support developments that make provision for on-site micro-generation” and “the borough has a role to play in mitigating climate change, including by contributing to national targets to reduce carbon emissions.” The application is for a micro-generation scheme and therefore the council supports schemes such as this subject to other matters such as heritage, design and character as outlined previously in the report. It is therefore considered that the proposal complies in this regard with policy CCF1.

CONDITIONS

1. 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
Combined Plan	64MT.1		28.11.2023
Block Plan	64MR/Site Plan 001		12.10.2023
Location Plan	64MR/Loc Plan 001		12.10.2023

2. 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.

3. All photovoltaic panels shall have black frames and minimise silver elements. There shall be no variation in the layout without the consent in writing of the Local Planning Authority. The frames shall be retained in black.

Reason: To ensure that the development hereby permitted is constructed to minimise the impact to and in the interest of maintaining the historic and architectural character of the building and the visual amenities of the Massetts

Road Conservation Area with regard to Reigate and Banstead Development Management Plan 2019 policies DES1 and NHE9.

4. The chimneystack on the western roof plane facing The Avenue shall be reinstated before the photovoltaics are operational. The Chimneystack shall be reinstated to its original height with handmade multi-stock brick with handmade red stock corners, 5 step top corbelling and projecting stringcourse, three and a half bricks wide to match the existing brickwork.

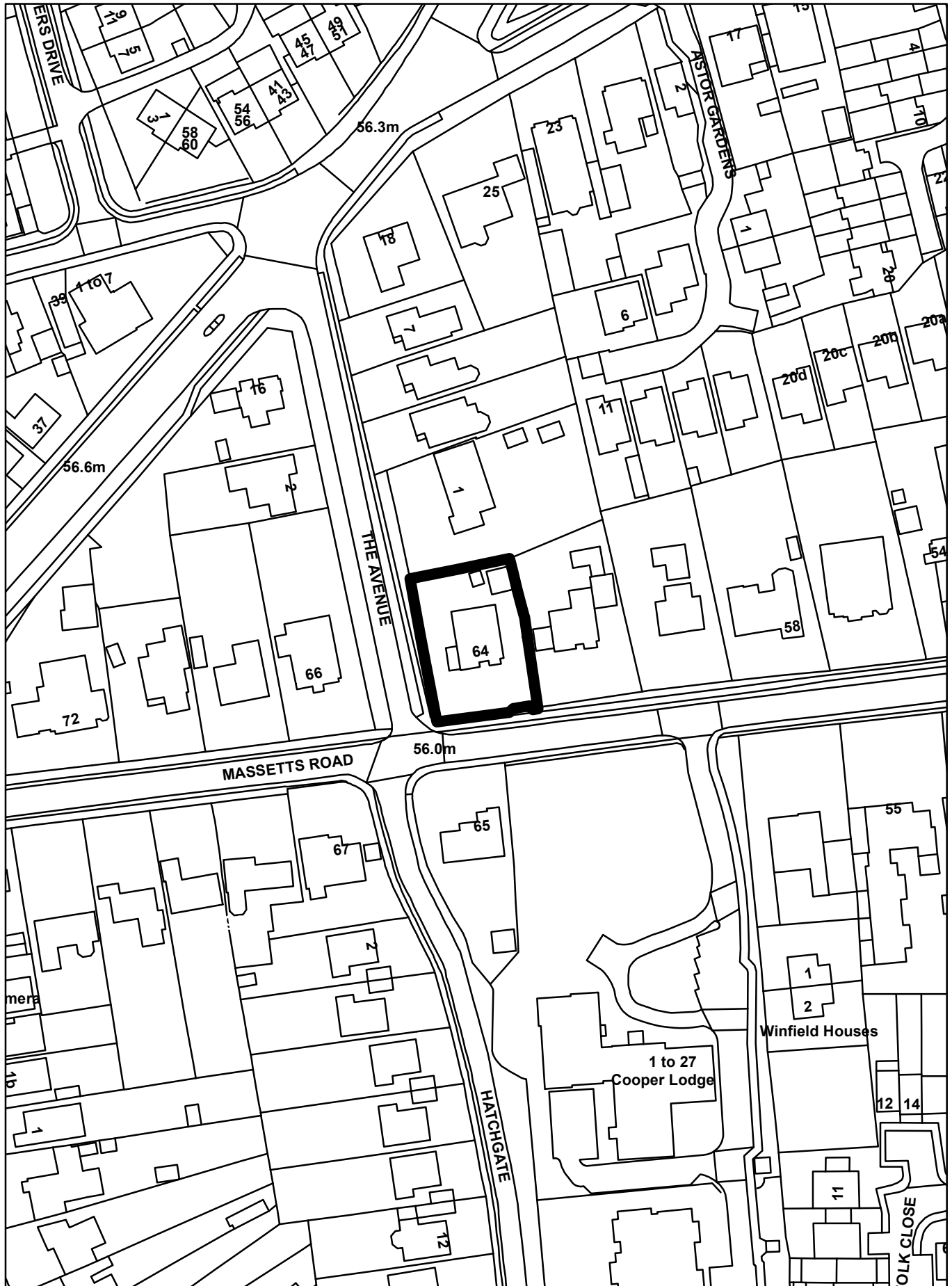
Reason: To ensure that the development hereby permitted is constructed in the interest of maintaining the historic and architectural character of the building and the visual amenities of the Massetts Road Conservation Area with regard to Reigate and Banstead Development Management Plan 2019 policies DES1 and NHE9.

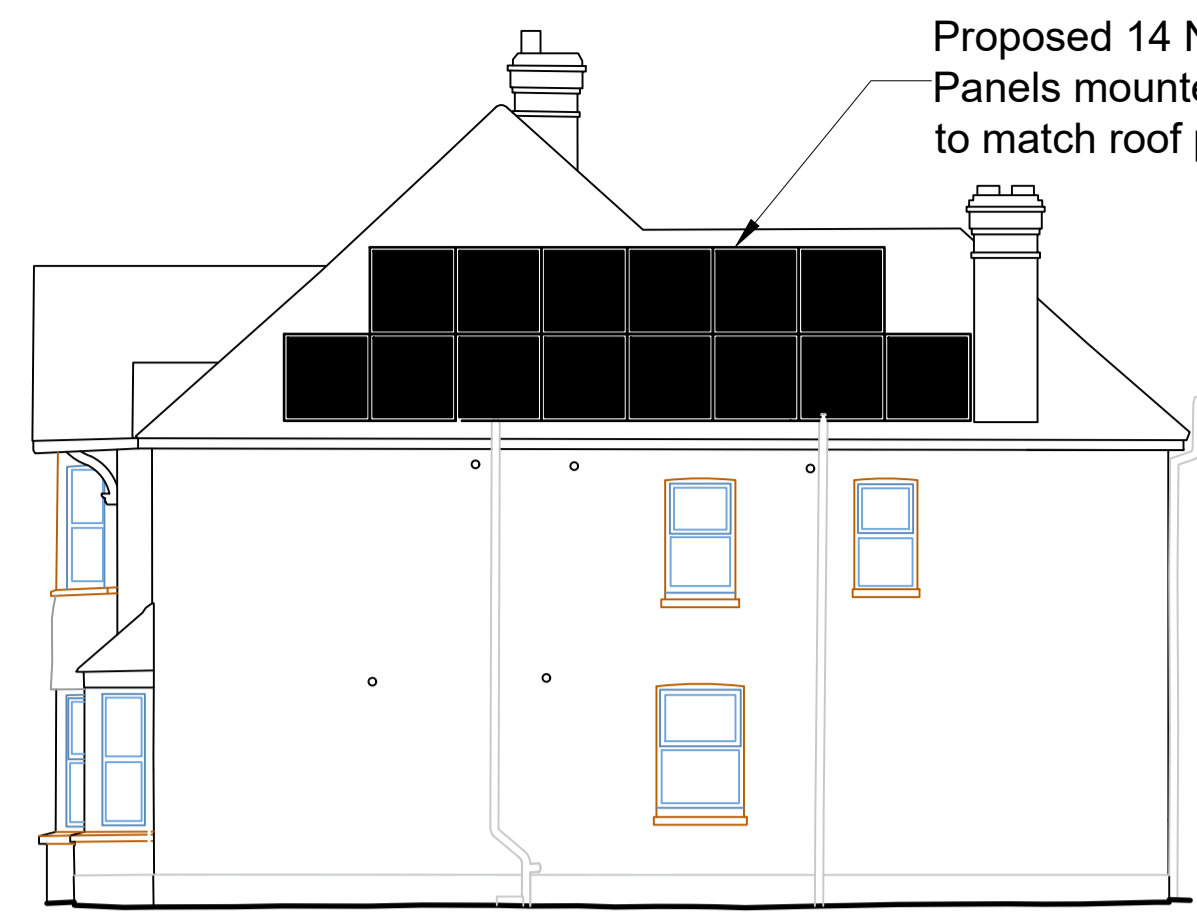
REASON FOR PERMISSION

The development hereby permitted has been assessed against development plan policies DES1, NHE9, the National Planning Policy Framework 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.

23/02022/F - 64 Massetts Road, Horley





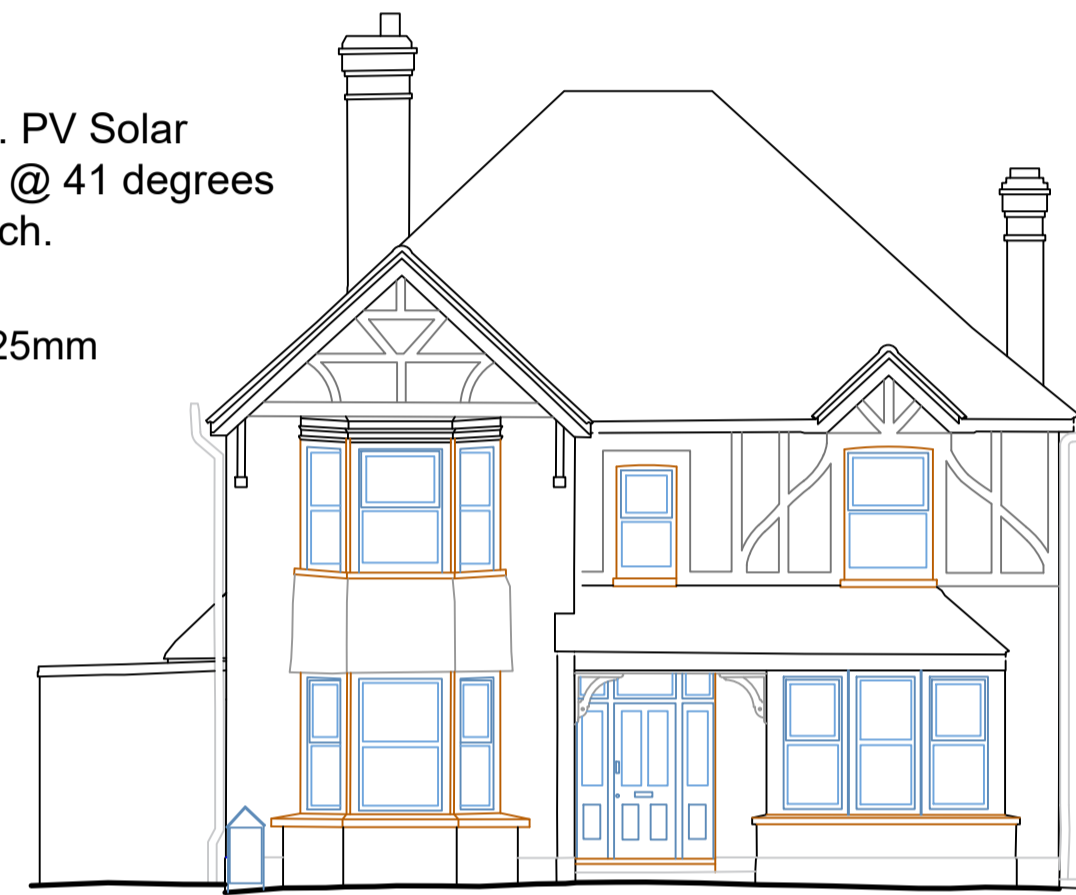
Proposed Side Elevation: (RH)



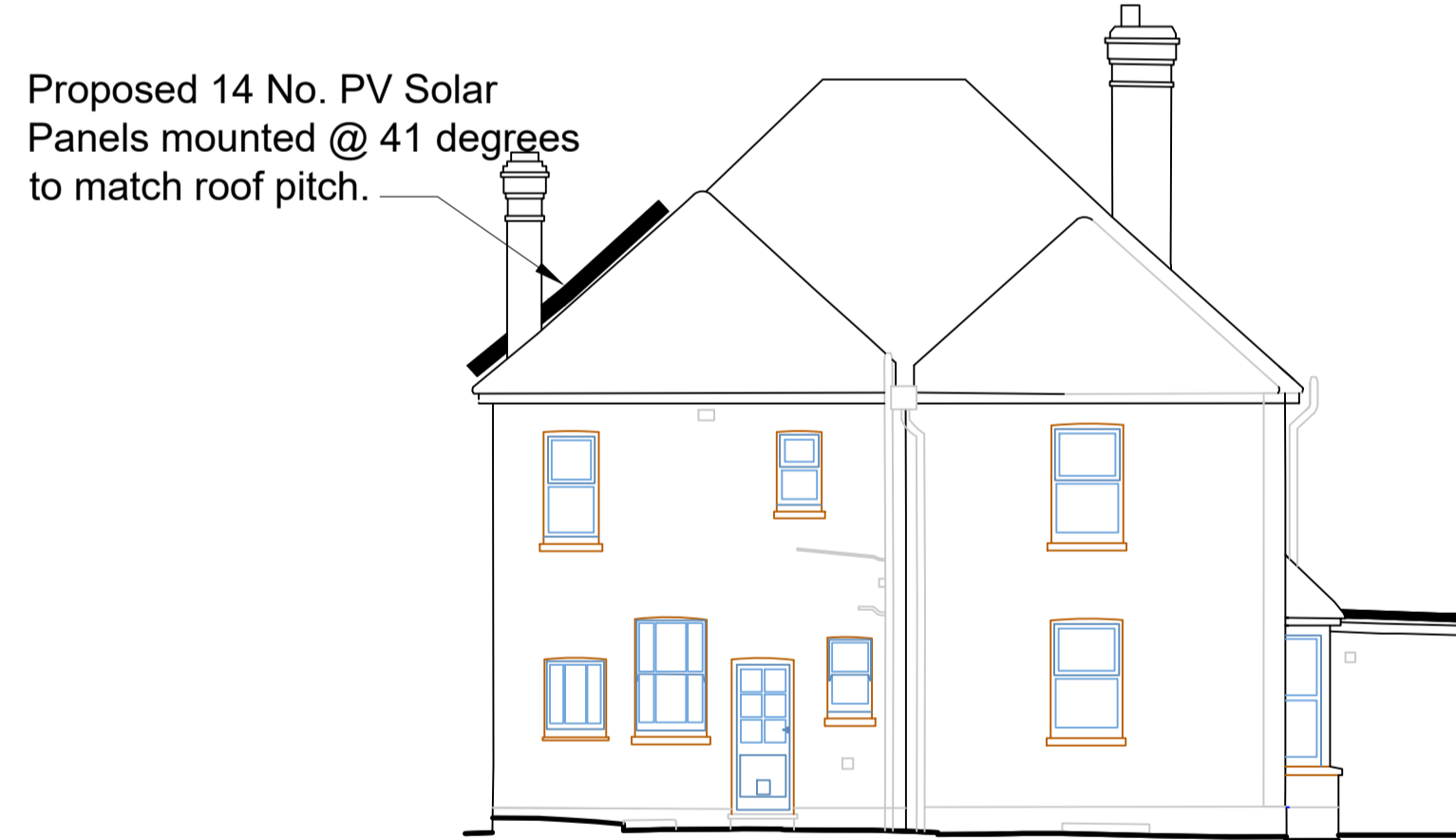
Existing Side Elevation: (RH)



Proposed Front Elevation



Existing Front Elevation



Proposed Rear Elevation



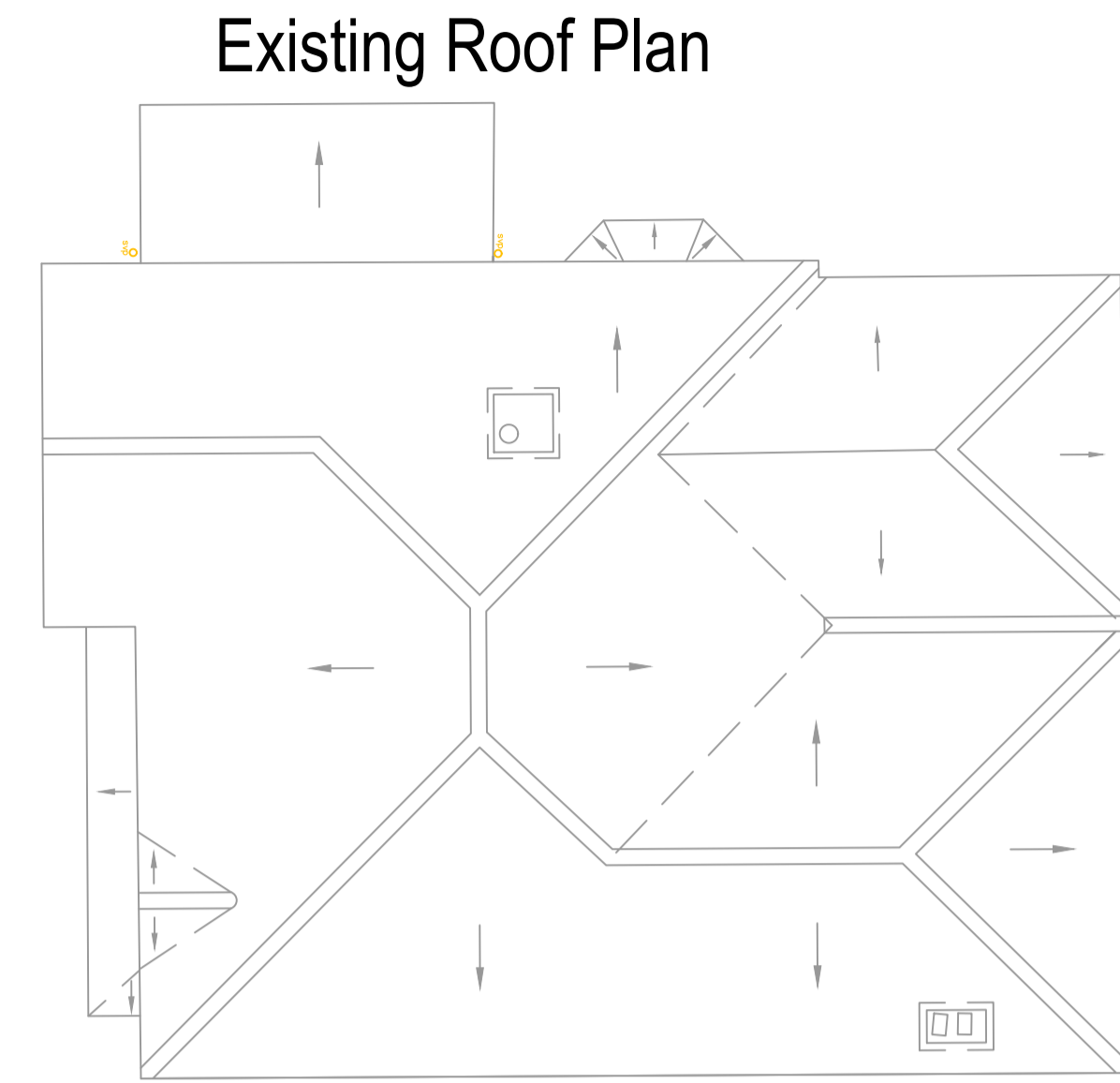
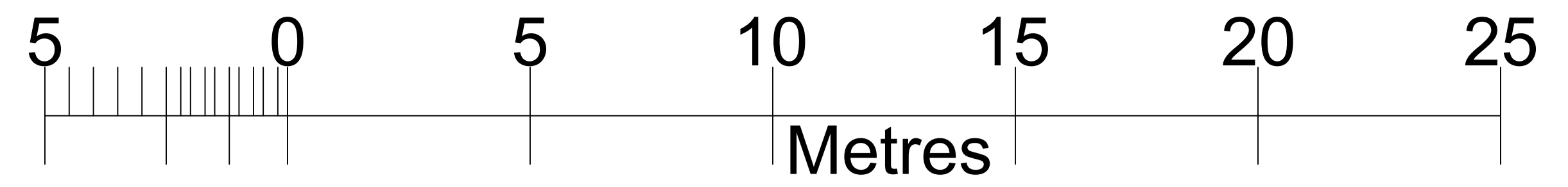
Existing Rear Elevation



Proposed Side Elevation: 2 (LH)

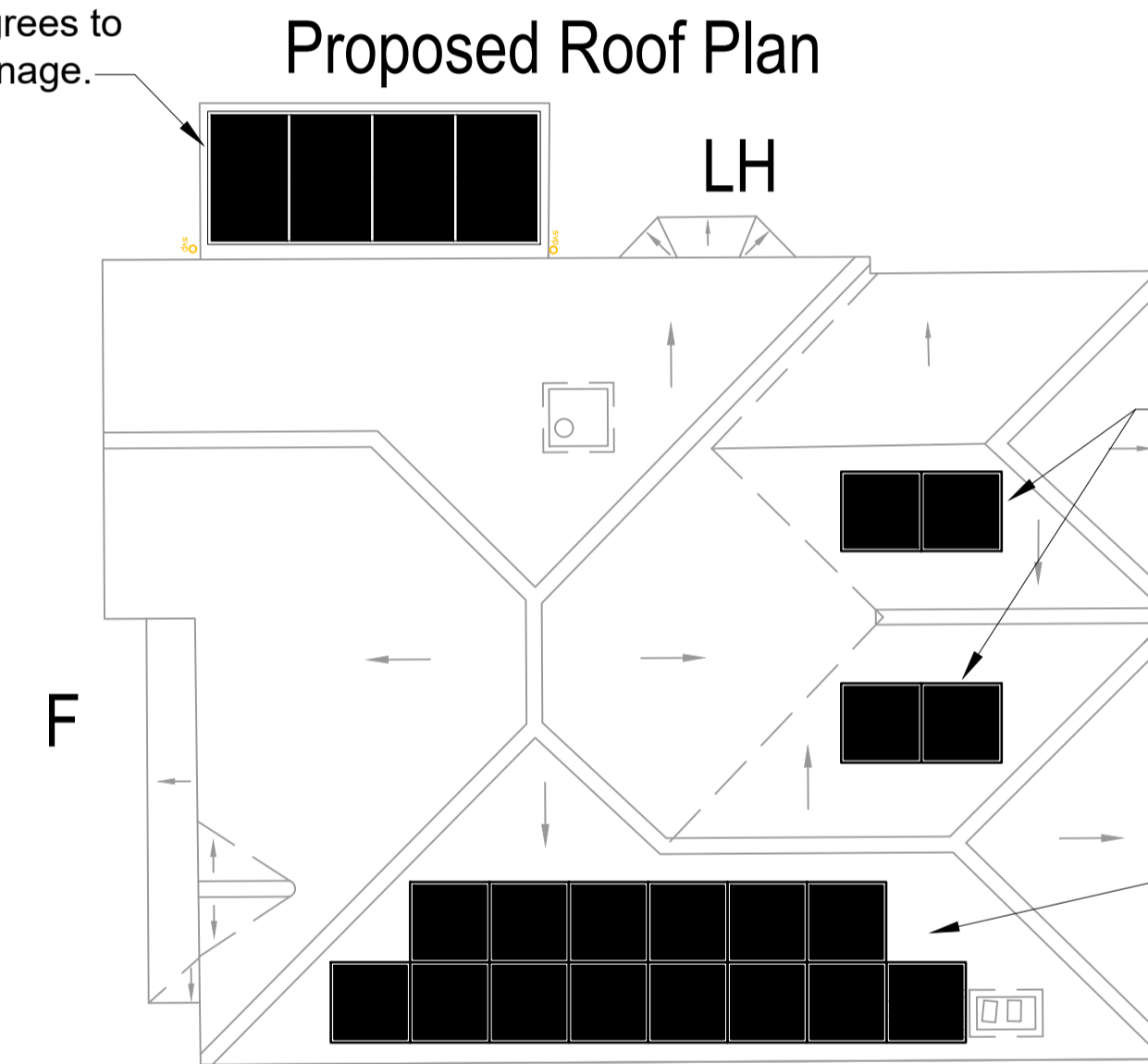


Existing Side Elevation: 2 (LH)



Existing Roof Plan

Previously 4 No. PV Solar Panels laid above flat roof over rooms 10 & 12 @ 3 degrees to allow for rainwater drainage.



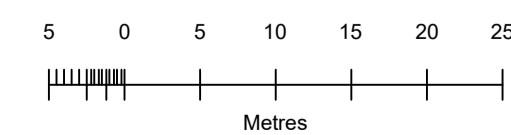
Proposed Roof Plan

Proposed 2 No. PV Solar Panels mounted @ 41 degrees to match roof pitch.

Proposed 14 No. PV Solar Panels mounted @ 41 degrees to match roof pitch.



BLOCK PLAN 1:500 @ A1



Drawing by:
T. Parkes

27/11/2023

Revisions:

Notes:
1.
2.
3.

Scale: 1:100 @ A1 & 1:500 @ A1

Proposed solar panels installation

64MT.1

Do not scale from this drawing except for planning purposes.
Contractor to take and check all dimensions on site before work commences.
Discrepancies to be reported to Administrator. Subcontractor to verify all dimensions on site before making a shop drawing or commencing manufacture.
This drawing is copyright and must not be reproduced without permission.