

BOROUGH OF KETTERING

Committee	Full Planning Committee - 10/03/2015	Item No: 5.4
Report Originator	Andrew Smith Senior Development Officer	Application No: KET/2014/0844
Wards Affected	Welland	
Location	24 Rushton Road, Wilbarston	
Proposal	Full Application: Installation of solar panels to southern roof of outbuildings	
Applicant	Mr & Mrs J Lovell	

1. PURPOSE OF REPORT

- To describe the above proposals
- To identify and report on the issues arising from it
- To state a recommendation on the application

2. RECOMMENDATION

THE DEVELOPMENT CONTROL MANAGER RECOMMENDS that this application be APPROVED subject to the following Condition(s):-

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this planning permission.

REASON: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended) and to prevent an accumulation of unimplemented planning permissions.

2. The development hereby permitted shall not be carried out other than in accordance with the approved plans referenced as follows: KET/2014/0844/2; KET/2014/0844/4; KET/2014/0844/5; KET/2014/0844/8; KET/2014/0844/10; KET/2014/0844/11.

REASON: In the interest of securing an appropriate form of development in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy.

Officers Report for KET/2014/0844

This application is reported for Committee decision because there are unresolved, material objections to the proposal. Furthermore, a ward member has asked for it to be considered.

3.0 Information

Relevant Planning History

KET/2014/0845 Application for Listed Building Consent to install solar tiles on the south-facing roof slopes of outbuildings (Pending)

KET/2012/0415 Removal of modern ceramic tiles and alteration to fireplace (Listed Building Consent Approved subject to conditions)

KET/2011/0783 Single storey extension with glazed link to existing dwelling. Removal of wall to sitting room. New stud wall to form cloak room (Listed Building Consent Approved subject to conditions)

KET/2011/0782 Single storey rear extension with glazed link to existing dwelling (Approved subject to conditions)

KET/1996/0058 Alterations and change of use of outbuildings to residential use and detached garage (Listed Building Consent Approved subject to conditions)

KET/1996/0057 Change of use of outbuildings & detached garage for domestic use (Approved subject to conditions)

Site Description

Officer's site inspection was carried out on 26/01/2015.

The application site constitutes a Grade II Listed, two-storey dwelling located to the western side of Rushton Road. It is constructed of iron stone with a black slate roof. The outbuildings, which are the subject of this particular application, are located to the rear of the site and are accessed via a gravelled driveway running the northern side of the main house. They consist of a former barn constructed in ironstone with a black slate roof and an attached single-storey red-brick building with red concrete tiles. These are situated to the northern boundary of the site and face southwards. The spacious grounds of the property are surrounded by other residential properties and are located within the Wilbarston Conservation Area.

Proposed Development

It is proposed that an array of solar tiles be installed to the south-facing roof slopes of both outbuildings that are located to the northern edge of the site. A total of 76no. frameless photovoltaic tiles are proposed as part of a roof-integrated system designed to replace a section of the existing roof covering. They would cover an area of approximately 28 sq. m. A separate application for Listed Building Consent (KET/2014/0845) has been submitted and is being considered in

tandem with this application.

Any Constraints Affecting the Site

Within Wilbaston Conservation Area
Curtilage of Grade II Listed Building

4.0 Consultation and Customer Impact

Wilbarston Parish Council: Support.

KBC Environmental Health: No comment or objection to make.

Neighbours: Notification letters were sent out to close proximity occupiers, 1no. response was received (No. 5 Windsor Close) and can be summarised as follows:

- The panels would spoil the appearance of a listed building and of the architectural landscape.
- The buildings are no longer outbuildings, but part of the living accommodation of the property with full heating, power and sleeping facilities.
- Very strict material specifications were followed when the buildings were converted, which would be inconsistent with covering them with solar panels.
- It is not generally considered sympathetic to a building's appearance to have solar panels affixed to its main elevations.
- Nuisance would be caused by reflection and / or glinting from the panel framework, fittings or connections.

5.0 Planning Policy

National Planning Policy Framework

Paragraph 7. Requiring good design

Paragraph 12. Conserving and enhancing the historic environment

Development Plan Policies

North Northamptonshire Core Spatial Strategy

Policy 1. Strengthening the Network of Settlements

Policy 13. General Sustainable Development Principles

Policy 14. Energy Efficiency and Sustainable Construction

Local Plan

Policy RA3: Rural Area: Restricted Infill Villages

6.0 Financial/Resource Implications

None

7.0 Planning Considerations

The key issues for consideration in this application are:-

1. Principle
2. Design & Conservation Area
3. Impact upon Listed Building
4. Residential Amenity

1. Principle

The scheme involves the installation of solar panels to a residential property that is located within the village boundary of Willbarston. The scheme would therefore comply with Policy 1 of the Core Spatial Strategy – Strengthening the Network of Settlements. Furthermore, the scheme would offer inherent benefits in the context of sustainability in compliance with Policy 14 of the Core Spatial Strategy.

2. Design & Conservation Area

The proposed panels would be discreetly located to the roof slopes of rear outbuildings. Views of the panels would not therefore be readily available from public areas, i.e. Rushton Road. It is felt that the character and appearance of the Willbarston Conservation Area would be safeguarded in this context.

Furthermore, each panel would be modestly sized (1m in length by 0.4m in width) and be fitted so as to be integral to the roof (rather than being fitted to and extending forward from the external plane of the roof). They would be fitted to existing roof timbers by a system of wood battens and screws and be kept water tight by lead flashing around the solar tiles. The maximum that any panel would elevate above the slates on the barn would be just 20mm therefore (and not at all above the concrete tiles) and no panel would be located any closer than 0.5m to the edge of the roof. The panels would respect the character of their surroundings in compliance with Policy 13 of the Core Spatial Strategy.

3. Impact upon Listed Building

The List Entry for the property purely references features that relate to the main dwelling such as ironstone / limestone coursing, stone mullion windows and gable parapets. The (now converted) outbuildings are not referenced in the List Entry. Furthermore, it is stated within the submitted Design & Access Statement that new roof timbers and roof coverings were installed to the outbuildings as part of their conversion to residential use in the late 1990s. The installations would not therefore

impact upon the heritage of the fabric of the outbuildings.

An application for Listed Building Consent (KET/2014/0845) has been submitted concurrently with this application, where the actual physical works to the building shall be considered. In the context of this planning application, it is felt that the proposals would appropriately respect the setting of the Grade II Listed Building in light of their discreet, low-level location and design. The special historic and architectural interest of the site would be safeguarded.

4. Residential Amenity

A neighbour's consultation response has raised the potential for reflection and glinting to occur from the installations. The objector's property (No.5 Windsor Close) is set approximately 10m to the south of where the panels would be installed. The footprints of the outbuildings are set at an oblique angle to No.5. The installation of integrated panels to the roof slopes does not raise undue concerns in respect to the potential for reflection to adversely impact upon residential amenity.

The scheme would safeguard residential amenity; the panels would not create any noise and would be sited to the plane of existing roof features so as not to be overbearing nor overshadowing in compliance with Policy 13 (I) of the Core Spatial Strategy.

Conclusion

The proposed development would acceptably respect the character of the Wilbarston Conservation Area, respect the setting of a Grade II Listed Building, safeguard residential amenity and be inherently sustainable in compliance with Policies 1, 13 and 14 of the North Northamptonshire Core Spatial Strategy and the guidance contained within the National Planning Policy Framework.

Background Papers

Title of Document:

Date:

Contact Officer:

Andrew Smith, Senior Development Officer on 01536 534316

Previous Reports/Minutes

Ref:

Date: