

DELEGATED DECISION REPORT

HPK/2023/0472
Valid 03/11/2023

2 COOMBES LANE
CHARLESWORTH

PROPOSED INSTALLATION
OF 5 NO. SOLAR PV PANELS
TO THE SOUTH-WEST FACING
ROOF SLOPES

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Heritage (conservation area)
- Design

DESCRIPTION OF SITE

2 Coombes Lane is an end terrace property in the Charlesworth conservation area. the terrace is a traditional style traditional of the High Peak, constructed of stone and slate. The dwelling has a small lean-to style extension to the rear of the property.

PROPOSAL

Planning permission is sought for the installation of 5 solar pv panels. 4 panels will be located on the rear elevation of the main roof, the 5th panel will be located on the lean-to at the rear of the property. No other changes are proposed.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

High Peak Local Plan 2016

S 1 Sustainable Development Principles
S 1a Presumption in Favour of Sustainable Development
S 2 Settlement Hierarchy
EQ 6 Design and Place Making
EQ 7 Built and historic Environment
CF 6 Accessibility and Transport

National Planning Policy Framework

Section 4 – Decision-making
Section 12 – Achieving well-designed and beautiful places
Section 16 – conserving and enhancing the historic environment

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

No previous planning history

CONSULTATIONS

Publicity

Site Notice expiry date: 07/12/2023

Neighbour consultation period ends: 30/11/2023

Press Advert: 07/12/2023

Public Comments

None Received

Town / Parish Comments

No Objection

Environmental Health

N/A

Derbyshire County Council Highways

N/A

HPBC Conservation Officer

Objection – insufficient information

OFFICER COMMENTS

Principle of Development

LP Policy S 2 states that moderate scale development which meets local needs should be allowed in large villages such as Charlesworth. The above development is considered to be a moderate scale, and is therefore acceptable in principle subject to consideration of the following policy.

Design and heritage

Section 12 Paragraph 135(c) of the NPPF states that development should be sympathetic to the character and history of the area, while not restricting change.

LP Policy EQ 6 states that all development should be well designed, of a high quality and respond to the areas character, history and scale.

Paragraph 200 states that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should

be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

LP Policy EQ 7 states that the council will conserve heritage assets in a manner appropriate to their significance. LP Policy EQ 7 further requires 'all works that impact on a heritage asset or its setting or sites with the potential to include assets, to be informed by a level of historical, architectural and archaeological evidence proportionate to their significance and sufficient to undertake the potential impact of a proposal.

The proposed solar panels will be located to the rear of the property and will not be visible from the street scene. as such having minimal visual impact upon the conservation area.

Objection have been received from the HPBC Conservation Officer regarding a lack of information provided. However, as the Charlesworth conservation area is not subject to an article 4, full permitted development rights are in place. under the GPDO Class A, Part14, Schedule 2 permitted development rights are granted to install solar panels on dwellinghouses. The GPDO does not impose any restrictions or conditions which would limit or permit the installation of solar panels on the rear roof slope of a property in a conservation area. As such planning permission is not required for the proposal being assessed.

As the applicant is within there rights to install the proposed solar planes under permitted development there are no reasonable grounds on which to refuse the application.

Amenity

Section 12 Paragraph 135(f) of the NPPF states that development should create places with a high standard of amenity for existing and future users.

LP Policy EQ 6 states that all development should achieve a satisfactory relationship to adjacent development and doesn't cause unacceptable effects by reason of vision intrusion, overlooking, shadowing, overbearing effect, noise, light pollution or other adverse impacts on local character and amenity.

The proposed solar panels will not lead to any overlooking, overshadowing or overbearing of neighbouring dwelling. It is not considered that they will cause loss of amenity as a result of glare, and as noted above there is a permitted development rights fall-back. The proposal will not therefore impact negatively upon neighbouring amenity.

Highway Safety

The proposal will not impact upon highway safety.

CONCLUSION / PLANNING BALANCE

The proposal has been found to comply with permitted development rights of the application site. As such the proposal is considered to be acceptable in terms of design, heritage and amenity and is recommended for approval

OFFICER RECOMMENDATION : Approval

Case Officer: Rachel Robinson

Recommendation Date: 27th December 2023

X 

Signed by: Ben Haywood

On behalf of High Peak Borough Council