

<u>APPLICATION NO:</u>	22/00612/CLU	<u>CASE OFFICER:</u>	Reece Black
<u>WARD:</u>	Cherryfield	<u>PARISH:</u>	
<u>LOCATION:</u>	76 Stonehey Road, Southdene, Kirkby		
<u>PROPOSAL:</u>	CERTIFICATE OF LAWFUL DEVELOPMENT FOR EXISTING ROOF MOUNTED SOLAR PANELS		

Site Description

The host property is located at 76 Stonehey Road, Kirkby and is located in an area that is allocated as a Primarily Residential Area in the development plan. The host property is an end-terraced house. It is pebble dashed rendered with white UPVC doors and windows and solar panels on the roof of the front elevation.

Proposal

The application is for a Certificate of Lawful Development for the retention of the existing roof mounted solar panels.

Consultations

None Required.

Representations

Not applicable.

Planning History

No recorded planning history.

Assessment

The application seeks confirmation that the development is 'permitted development' under the Town & Country Planning (General Permitted Development) (England) Order 2015.

Solar panels under Schedule 2, Part 14 Class A 'Installation or alteration etc of solar equipment on domestic premises'

Class A.1 states that the installation or alteration of solar equipment on domestic premises is permitted development provided that the development does not:

- a) protrude more than 0.2 metres beyond the plane the roof slope when measured from the perpendicular with the external surface of the wall or roof slope
- b) exceed the height of the highest part of the dwellinghouse
- c) lie in a conservation area
- d) lie in a site designated as a scheduled monument
- e) propose installation of the panels on a building within the curtilage of the dwellinghouse or block of flats if the dwellinghouse or block of flats is a listed building.

Development is permitted by Class A subject to the following conditions:

Where solar panels are permitted development they are permitted subject to the following conditions (A.2):

- a) They are sited so far as practicable as to minimise their effect on the external appearance of the building
- b) They are sited so far as practicable as to minimise their effect on the amenity of the area
- c) They are removed as soon as reasonably practicable when no longer needed.

The solar panels mounted on the roof of the principal elevation do not, protrude more than 0.2 metres beyond the plane of the roof slope when measured from the perpendicular with the external surface of the roof slope, they do not exceed the height of the highest part of the dwellinghouse, they do not lie in a conservation area, they do not lie in a site designated as a scheduled monument or within the curtilage of the dwellinghouse or block of flats that are identified as a listed building. The solar panels are therefore capable of being 'permitted development'.

The solar panels are already in place so an assessment must be made as to whether they comply with conditions A.1) and A.2).

The solar panels are mounted to the south facing roof of the dwellinghouse. This is because the front elevation of the house faces south, meaning for the solar PV equipment to be effective, they must be mounted in an effective and practicable place.

Following this, the solar panels are placed in practicable placement to minimise their effect on the external appearance of the building, they are sited in a practicable placement as to minimise their effect on the amenity of the area. The solar panels therefore meet the requirements of the conditions set out in Schedule 2, Part 14, Class A.2. Subsequently, the solar panels are capable of being 'permitted development'.

Conclusion

It is concluded that the proposal complies with Class A of Part 14, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). Accordingly, it is recommended that the certificate of Lawful Development for the proposed development be granted.

Recommendation

That a certificate of Lawful Development be granted.

1. The proposal complies with the requirements of Class A of Part 14, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015

(as amended).

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
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Signed Case Officer:

Reece Black

Signed Authorising Officer:

Alan Kilroe

Date:

10.11.22