

APPLICATION NO: 24/00635/FUL **CASE OFFICER:** Andrew Hunt

WARD: Whiston & Cronton **PARISH:** Whiston
Town Council

LOCATION: 8 South Front, Halsnead Park, Whiston, Knowsley, L35 3PS

PROPOSAL: INSTALLATION OF ROOF MOUNTED SOLAR PHOTOVOLATICS
(PV) TO EXISTING ROOF

Site Description

The application site is a small single storey park home. The site is located on South Front. There are other park homes to the north, west, and east and open fields to the south. The site is part of the wider Halsnead Park home site and the Halsnead Garden village local plan allocation.

Proposal

The proposal is for the installation of roof mounted solar photovoltaics (PV) to existing roof.

Consultations

N/A

Representations

This application has been publicised by letters sent to 4 neighbours. No objections have been received.

Planning History

N/A

Relevant Policy

Paragraph 11 of the National Planning Policy Framework (NPPF) states that planning decisions should apply a presumption in favour of sustainable development. This means approving development proposals that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole.

Paragraph 12 of the NPPF clarifies that the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making. Where a planning application conflicts with an up-to-date development plan, permission should not normally be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.

The development plan in Knowsley comprises the Saved Policies of the Replacement Unitary Development Plan, the Core Strategy Local Plan and the Joint Waste Local Plan. The following policies are relevant to the determination of this application.

KNOWSLEY LOCAL PLAN: CORE STRATEGY

CS2 - Development Principles
CS19 - Design Quality and Accessibility in New Development
CS23 - Renewable and Low Carbon Infrastructure
SUE1 - Sustainable Urban Extensions and Safeguarded Land
SUE2c - Sustainable Urban Extensions - South of Whiston and Land South of M62 (M270)
SUE2 - Sustainable Urban Extensions – Development Principles

SAVED POLICIES - KNOWSLEY REPLACEMENT UNITARY DEVELOPMENT PLAN (ADOPTED JUNE 2006)

H8 - Extensions and Alterations to Residential Properties

Article 35 Statement

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating with the applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Assessment

Saved Policy H8 in the Replacement Unitary Development Plan states that proposals for extensions to dwellings will be permitted provided that:

- a) The proposals would not (due to their scale and massing) result in a disproportionate addition to the original dwelling
- b) The design and materials used would reflect those used on the original dwelling
- c) The proposal would not adversely affect the amenity or privacy of occupiers of adjacent dwellings

- d) The proposal would not create potential hazards for highway users by obstructing visibility for pedestrians or drivers of motor vehicles; and
- e) Adequate parking and garden space would remain in use by the residents of the extended property

Core Strategy Policy CS2 (Development Principles, Principle 2) strives to reduce carbon emissions and adapt to the effects of climate change by:

- a) contributing to reduction in carbon dioxide emissions from all sources, in line with national targets;
- b) ensuring an ability to adapt to future changes to national targets for carbon dioxide and other greenhouse gas emissions, including recognising the role of new technology;

Core Strategy Policy CS23 – Renewable and Low Carbon Infrastructure states that the Council will support proposals that will produce and distribute decentralised, low carbon and renewable energy, provided that they do not cause significant harm (in terms of their number, scale, siting or cumulative impacts) to:

- a) Natural resources, biodiversity, geodiversity, water and air quality and, landscape character;
- b) Aviation and transport safety;
- c) Historical and cultural assets;
- d) Public amenity and living conditions; or
- e) Openness and amenity of the Green Belt, except in very special circumstances

Criterion 2 of CS23 also states that proposals must be accompanied by information that shows how the local environment will be protected, and how the site will be restored when energy production ends. Proposals resulting in an unacceptable impact must be mitigated by appropriate measures agreed by the Council.

The National Planning Policy Framework (Paragraph 167) states that Local Planning Authorities should also give significant weight to the need to support energy efficiency and low carbon heating improvements to existing buildings, both domestic and non-domestic (including through installation of heat pumps and solar panels where these do not already benefit from permitted development rights).

Paragraph 168 also states that when determining applications for all forms of renewable and low carbon energy developments and their associated infrastructure, Local Planning Authorities should:

- a) Not require applicants to demonstrate the overall need for renewable or low carbon energy, and give significant weight to the benefits associated with renewable and low carbon energy generation and the proposal's contribution to a net zero future;
- b) Recognise that small-scale and community-led projects provide a valuable contribution to cutting greenhouse gas emissions.

Character of Area

In relation to the character of the area, the solar panels would have only minor impacts on the streetscene and would not result in harm to the character of the area. On typical non park homes solar panels are normally permitted development.

Neighbour Amenity

In relation to neighbour amenity, the panels would sit on top of the roof and would not project or extend beyond the footprint of the dwelling. Therefore, there would be no harm to amenity. Overall, the proposal would not result in harm to amenity. On typical non park homes solar panels are normally permitted development.

Conclusion

The proposal would be acceptable in relation to Street scene and Neighbour amenity. The application complies with local planning policies and is recommended for approval.

Recommendation

That planning permission be granted subject to the following conditions.

- 1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: In order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2) The development hereby permitted shall be carried out in accordance with the following approved plans and documents :-

- a. Block Plans - 0001-04 - (received 26/11/2024).
- b. Proposed Elevations - 0001-03 - (received 26/11/2024).
- c. Location Plan - 0001-01 - (received 26/11/2024).
- d. S:FLEX TECHNICAL DATE – MID CLAMP AK - (received 20/01/2025).
- e. II KCLICK 30-50 A (received 20/01/2025).
- f. S:FLEX PHOTOVOLTAIC SYSTEMS – S:FLEX (received 20/01/2025).
- g. SYSTEM SOLUTIONS (received 20/01/2025).
- h. SOLAX X1-MINI G4 – TECHNICAL - (received 20/01/2025).
- i. SPECIFICATION (INVERTER) - (received 20/01/2025).
- j. PHOTOVOLTAIC SYSTEMS – S:FLEX - (received 20/01/2025).
- k. TECHNICAL DATA TRAPEZODIAL METAL - (received 20/01/2025).
- l. SHEET RAIL AK - (received 20/01/2025).
- m. HI-MO 6 (SOLAR SPECIFICATION - (received 20/01/2025).
- n. ENVIROGUARD – SOLAR PANEL BIRD - (received 20/01/2025).
- o. EXCLUSION SYSTEM - (received 20/01/2025).
- p. S:FLEX TECHNICAL DATE – END CLAMP AK - (received 20/01/2025).
- q. II KCLICK 30-50 A (All received 20/01/2025) - (received 20/01/2025).

Reason: For the avoidance of doubt.

- 3) In the event that any solar panel or all solar panels and associated equipment ceases use, becomes redundant or are no longer required for the generation of solar energy, then they shall be removed, and the roof top of the application building be made good within 3 months.

Reason: To comply with criterion 2 of Policy CS23 of the Knowsley Local Plan Core Strategy, adopted January 2016, and the National Planning Policy Framework.

Signed Case Officer¹: **Andrew Hunt**

Signed Authorising Officer²: **K Foster**

Date: **21 January 2025**

Informatives

N/A

1 I confirm that I do not have a personal relationship with the applicant, agent or other interested parties; I also confirm that I do not have a financial interest in the site or the development proposed

2 I confirm that I do not have a personal relationship with the applicant, agent or other interested parties; I also confirm that I do not have a financial interest in the site or the development proposed

