

<u>APPLICATION NO:</u>	24/00637/FUL	<u>CASE OFFICER:</u>	Reece Black
<u>WARD:</u>	Whiston & Cronton	<u>PARISH:</u>	Whiston Town Council
<u>LOCATION:</u>	38 North Front Halsnead Park, Whiston, Knowsley		
<u>PROPOSAL:</u>	INSTALLATION OF ROOF MOUNTED SOLAR PHOTOVOLATICS (PV) TO EXISTING ROOF		

Site Description

The application site is located at 22 South Front Halsnead Park, Whiston and is located within an area which is designated as Sustainable Urban Extension (SUE) in the Development Plan. The surrounding allocated area is currently being built out as part of Halsnead Garden Village. The application property is a mobile home situated within a larger residential mobile park, accessed off Main Drive from Windy Arbor Road.

The property is detached, stand-alone and located within an inner part of the full site with other mobile homes encircled around the application property. The dwelling is pebble-bash render facing to all its elevations together with white UPVC openings and interlocking roof tile. The front elevation of the property is south-western facing.

Proposal

The application seeks permission for the installation of roof mounted solar photovoltaics (PV) to existing roof.

These would comprise of 8 panels and cumulatively would have a width of 9.11m and a depth of 1.72m and be installed to the front roof slope of the property. The proposed panels would project 0.04m from the plane of the roof.

The installation or alteration etc of solar equipment on domestic premises are covered within Schedule 2, Part 14, Class A (within full accordance of the parameters of the legislation) under 'Permitted Development', however, these are limited to a dwellinghouse or a block of flats; or a building situated within the curtilage of a dwellinghouse or a block of flats. Consequently, Permitted Development Rights do not extend to mobile homes, caravans etc and therefore, an application for full planning permission is required.

Consultations

None Required.

Representations

This application has been publicised by letters sent to 9 neighbours. No representations have been received.

Planning History

No relevant recorded planning history.

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.

The site is identified as a SUE site allocated which is allocated for housing development in the adopted Unitary Development Plan. The existing mobile park pre-existed the allocation and would remain unaltered and continue to serve as a residential site. The alteration to the existing roof structure to a domestic property in a site allocated for housing is considered acceptable in principle, subject to compliance with local planning policy and guidance.

Regarding the adopted Development Plan policies, the proposed application has regard to policies CS2, CS19 and CS23 of the adopted Local Plan Core Strategy (2016) and saved policies H8 of the Unitary Development Plan (2006), together with the Householder Development SPD (2016).

These policies and guidance require that new development demonstrates a high standard of design, which does not adversely affect the character of the property or street scene; maintains a good standard of amenity for all existing and future occupants; avoiding overlooking and overshadowing, as well as an unacceptable overbearing impact; and that adequate parking and garden space would remain for use by residents of the extended property.

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 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, 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;

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- 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.

Design

The existing dwelling is pebble-bash render, with white UPVC windows and doors, and interlocking, roof tiles. The proposed development would be installed above the existing roof on a rail system / anodized aluminium alloy frame and would comprise coated tempered glass (black).

Applications for the installation of solar photovoltaic equipment on domestic properties are a common alteration, as outlined, are usually covered by Permitted Development Rights and are not an incongruous alteration to domestic properties. They would not be considered to raise any significant adverse impact on design, given that they contain an acceptable scale and massing.

The proposed development would subsequently display an acceptable design and would comply with CS2, CS19, CS23 and H5 and NPPF Paragraphs 167 and 168.

Residential Amenity

The proposed development would be installed to the front roof plane of the existing roof.

Given that the proposal would be installed to the roof of the property and that the surrounding properties are of single storey nature that the solar panels would not be readily visible from an elevated position to cause any adverse amenity impacts.

The applicant has also confirmed via email that the solar panels would be anti-glare to prevent any severe impacts from glint and glare.

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The proposed development would subsequently not be considered to cause any unacceptable impact to residential amenities and would comply with CS2, CS19, CS23 and H5.

Highways

The proposal would not have any impact on existing parking provisions at the property or adversely affect highway safety.

Other Issues

In line with CS23, information should be provided that shows how the local environment will be protected. It would not be considered, however, for the nature of the proposals as necessary for the reasons outlined above.

Information should also be submitted that shows how the site will be restored when energy production ends. Although these details have not, this can be secured by means of a Planning Condition which reflects a Condition for solar panels installed on a domestic premises under Permitted Development.

Conclusion

The proposal would be acceptable in terms of design, residential amenity and highways. The proposal also complies with the relevant Core Strategy, Replacement UDP policies and guidance in the NPPF and is therefore recommended for approval subject to conditions.

Recommendation

That Planning Permission be granted subject to the following Condition(s):-

- 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 approved plans and documents listed in Schedule 1.

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.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
26/11/2024	0001-01	-	LOCATION PLAN
26/11/2024	0001-02	-	EXISTING ROOF PLAN AND ELEVATIONS
26/11/2024	0001-03	-	PROPOSED ROOF PLAN AND ELEVATIONS
26/11/2024	0001-04	-	EXISTING AND PROPOSED SITE PLAN
20/01/2025	-	-	EMAIL FROM AGENT DATED 20/01/2025 RE: ANTI-GLARE
20/01/2025	-	-	S:FLEX TECHNICAL DATE – MID CLAMP AK II KCLICK 30-50 A
20/01/2025	-	-	S:FLEX PHOTOVOLTAIC SYSTEMS – S:FLEX SYSTEM SOLUTIONS
20/01/2025	-	-	SOLAX X1-MINI G4 – TECHNICAL SPECIFICATION (INVERTER)
20/01/2025	-	-	PHOTOVOLTAIC SYSTEMS – S:FLEX TECHNICAL DATA TRAPEZODIAL METAL SHEET RAIL AK
20/01/2025	-	-	HI-MO 6 (SOLAR SPECIFICATION
20/01/2025	-	-	ENVIROGUARD – SOLAR PANEL BIRD EXCLUSION SYSTEM
20/01/2025	-	-	S:FLEX TECHNICAL DATE – END CLAMP AK II KCLICK 30-50 A

Signed Case Officer¹: **Reece Black**

Signed Authorising Officer²: **K Foster**

Date: **21 January 2025**

Informatives

Not applicable.

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

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