

Supporting Document for Hurst Green Lawful Development Certificate

4. Pre-application advice and information received.

The pre-application advice received was that all permitted development rights should be met to ensure a lawful development certificate can be granted.

It was advised that the original silver railings should be changed to black railings, so they match the colour of the roof and reduce the visual impact of the solar panels.

Finally, it was advised that a design and access statement, site plan, location plan, elevation drawings/roof plans showing dimensions for projection of solar panels above roof pitch and the length and width dimensions of solar panels should be included in the application.

It is confirmed that all the above advice has been followed.

5. Addresses and names of anyone who has interest in the land.

Owners Name	Address	Postcode
Stonyhurst College - c/o Simon Marsden, Stonyhurst College, Clitheroe, Lancashire, BB7 9PZ	5 Fox Fall Drive, Hurst Green	BB7 9ZE
Gary West and Lauren Cooper	7 Fox Fall Drive, Hurst Green	BB7 9ZE
Una Henry	9 Fox Fall Drive, Hurst Green	BB7 9ZE
David Wendon	11 Fox Fall Drive, Hurst Green	BB7 9ZE
Mark Harrison	21 Whalley Road, Hurst Green	BB7 9QJ
Stonyhurst College - c/o Simon Marsden, Stonyhurst College, Clitheroe, Lancashire, BB7 9PZ	23 Whalley Road, Hurst Green	BB7 9QJ

8. Description of Existing Use, Building Work and Activities

The houses were originally designed and built to be energy efficient in line with local and national planning policies to mitigate climate change. The solar panels were installed on the roof to supply renewable energy to the homes.

However, the solar panels were originally located on the north facing roof slope and engineers have concluded that the solar panels on these homes are not operating correctly. This is due to the panels facing north, the wrong way so they are not capturing sufficient sunlight and consequently, not producing renewable energy for the homes to use. Therefore, the same solar panels were relocated to the south facing roofs that face onto Whalley Road as shown in the attached plans. The solar panels have been installed in accordance with permitted development.

9. Please state why a lawful development certificate should be granted

The solar panels were previously not operating on the north roof and by moving the solar panels to the south roof it will reduce the carbon emissions emitted from the home. This will help the government to reach the target of the UK being carbon net zero by 2050. The solar panels have been installed to ensure the following conditions have been met.

- Equipment on a building should be sited, so far as is practicable, to minimise the effect on the external appearance of the building and the amenity of the area.
- When no longer needed equipment should be removed as soon as reasonably practicable.

In accordance with the pre-application advice received from Ben Taylor, we have changed the original silver railings to black railings to reduce the visual impact of the solar panels.

When relocating the solar panels, all the permitted development conditions below have been met.

- Panels should not be installed above the highest part of the roof (excluding the chimney) and should project no more than 200mm from the roof slope or wall surface.
- The panels must not be installed on a building that is within the grounds of a listed building or on a site designated as a scheduled monument.
- If your property is in a conservation area, or in a World Heritage Site, panels must not be fitted to a wall which fronts a highway.

Therefore, all permitted development conditions have been met, pre-application advice followed and by moving the solar panels from the north roof slope to the south roof slope under permitted development, the homes are generating renewable energy. This allows the home to now be an energy efficient home in accordance with the original design to meet local and national planning policies to mitigate climate change.