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| **Report to be read in conjunction with the Decision Notice.** | | | | | | | | | | | | | | |
| **Signed:** | **Officer:** | **EP** | | | | **Date:** | | **18/04/2024** | | **Manager:** | | **Sk** | **Date:** | **19.4.24** |
|  | | | | | | | | | | | | | | |
| **Application Ref:** | | | | 3/2024/0085 | | | | | | |  | | | |
| **Date Inspected:** | | | | N/A | | | **Site Notice:** | | N/A | |
| **Officer:** | | | | EP | | | | | | |
| **DELEGATED ITEM FILE REPORT:** | | | | | | | | | | | **APPROVAL** | | | |
|  | | | | | | | | | | | | | | |
| **Development Description:** | | | | | Certificate of Lawfulness for proposed installation of 15 solar panels on South facing (rear) roof slope. | | | | | | | | | |
| **Site Address/Location:** | | | | | Hill House Farmhouse, Sawley Road Grindleton BB7 4QS. | | | | | | | | | |
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| **CONSULTATIONS:** | | | | | **Parish/Town Council** | | | | | | | | | |
| N/A | | | | | | | | | | | | | | |
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| **CONSULTATIONS:** | | | | | **Highways/Water Authority/Other Bodies** | | | | | | | | | |
| **LCC Highways:** | | | | | N/A | | | | | | | | | |
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| **CONSULTATIONS:** | | | | | **Additional Representations.** | | | | | | | | | |
| N/A | | | | | | | | | | | | | | |
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| **RELEVANT POLICIES AND SITE PLANNING HISTORY:** | | | | | | | | | | | | | | |
| Schedule 2 Part 14 Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). | | | | | | | | | | | | | | |
| **Relevant Planning History:**  3/2021/0855: Proposed erection of a single storey extension to form porch and utility. (approved with conditions). | | | | | | | | | | | | | | |
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| **ASSESSMENT OF PROPOSED DEVELOPMENT:** | | | | | | | | | | | | | | |
| **Site Description and Surrounding Area:**  The application relates to a farmhouse property in Grindleton. The property consists of stone with render, slate roof tiles and white UPVC doors and windows. The proposal site is situated within an isolated cluster of agricultural buildings and stone based dwellings with a large area of open countryside to the periphery. | | | | | | | | | | | | | | |
| **Proposed Development for which consent is sought:**  The application seeks a Certificate of Lawfulness for the installation of solar panels to the rear roof pitch of the host dwelling. | | | | | | | | | | | | | | |
| **Other Matters:**  Assessment of the proposal in relation to the provisions of Schedule 2, Part 14, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended):  In order to the permitted development, the proposal needs to satisfy a number of criteria as comprised in Schedule 2, Part 14, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) for the installation or alteration of solar equipment on domestic premises.  Development is not permitted by Class A if –  a) the solar PV or solar thermal equipment would protrude more than 0.2m beyond the plane of the wall or the roof slope when measured from the perpendicular with the external surface of the wall or roof slope  **The proposed solar panels would not protrude more than 0.2m beyond the plane of the wall or the roof slope when measured from the perpendicular with the external surface of the roof slope.**  b) it would result in the highest part of the solar PV or solar thermal equipment being higher than the highest part of the roof (excluding any chimney);  **The proposed solar PV equipment would be sited below the highest part of the property’s roof.**  c) in the case of land within a conservation area or which is a World Heritage Site, the solar PV or solar thermal equipment would be installed on a wall which fronts a highway;  **The dwelling is not within a defined Conservation Area or World Hertiage site. Nonetheless, the proposed solar panels would be installed to the rear roof slope and not on a wall which fronts a highway.**  d) the solar PV or solar thermal equipment would be installed on a site designated as a scheduled monument; or  **The proposed solar panels would not be installed on a site designated as a scheduled monument.**  e) the solar PV or solar thermal equipment would be installed on a building within the curtilage of the dwellinghouse or block of flats if the dwellinghouse or block of flats is a listed building.  **The proposed solar panels would not be installed on a building within the curtilage of a dwellinghouse or block of flats that is a listed building.**  Conditions A.2 (a) and (b) of the above legislation state that the equipment 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. It is noted that the application site is located within the defined National Landscape (formerly the Forest of Bowland Area of Outstanding Natural Beauty) and is adjacent to a public right of way footpath. However, the proposed solar panels would be installed to the rear (southern) roof pitch of the application property and would therefore not be highly visible from within the public realm, being largely screened from view by the dwellinghouse itself. Accordingly, it is not considered that the proposal would be of significant detriment to the external appearance of the host property or the visual amenities of the surrounding National landscape. The proposal therefore meets all the above criteria to be classed as permitted development. | | | | | | | | | | | | | | |
| **Observations/Consideration of Matters Raised/Conclusion:**  The proposed works constitute permitted development under Schedule 2, Part 14, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), subject to the solar PV panels being removed as soon as is reasonably practicable when no longer needed. | | | | | | | | | | | | | | |
| **RECOMMENDATION**: | | | That the Certificate of Lawfulness be granted. | | | | | | | | | | | |