

Application Number:	22/01428/HOUS
Location:	10 Chester Avenue Rochdale OL11 5LY
Proposal:	Installation of 53 no. solar panels to north and west facing roof slopes
Applicant:	Mr Aftab Ahmed
Case Officer:	Chelsea Petrillo
Recommendation:	Grant subject to conditions

DELEGATION	Applicant a Council Member or officer?	N
	Contrary to previous decision?	N
	Called in or Planning Panel objection?	N

COMMENTS	Planning Panel comments received?	N
	Neighbour comments received?	N

CONDITIONS	Pre-commencement conditions proposed?	N
	Pre-commencement conditions agreed (or notification period expired)?	N/A

Location

The application relates to 10 Chester Avenue, a two-storey detached property located in the Bamford ward of Rochdale. The dwelling has a significant "L-shaped" form with a gable frontage projection and two pitched roof sections running perpendicular to one another. The dwelling sits south to the rear garden of 2 Canterbury Close and is sited between no.12 Chester Avenue and the rear and side garden of 1 Canterbury Close.

Description of Proposal

The application seeks permission for the installation of 53 solar panels on the west and north facing roof slopes of the dwelling.

The panels to the west roof slope are laid out in three-five rows consisting of a total of 34 panels each measuring 1722 x 1134 x 30mm. The panels to the north slope are laid out in one-four rows consisting of 19 panels each with the measurements with that of those on the west roof panel.

The panels would project a maximum of 200mm above the roof slope.

Relevant History

08/D50334 Alterations and extensions to bungalow to form two storey dwelling – Granted STC

11/D54103	Application for a new planning permission to replace extant planning permission D50334 for alterations and extensions to bungalow to form two storey dwelling – Granted STC
11/D54741	Demolition of existing dwelling and construction of new two storey five bedroom dwelling – Granted STC
DC00516	Submission of details to comply with conditions 3, 4, 5, 6 and 9 on planning permission 11/D54741 – Request completed
13/00283/DOC	Submission of details to comply with condition 3 on planning application 11/D54741
13/00369/AM	Minor material amendment to planning permission 11/D54741 for revised design of front porch and use of brick on front and side elevations, and installation of roof lights in front and rear elevations – Granted STC
15/00349/HOUS	Installation of solar panels to front elevation of pitched roof – Granted STC
15/01427/HOUS	Installation of solar panels to front elevation of pitched roof (retrospective) (resubmission) – Granted STC

Township/Member comments

None Applicable

Consultee responses

None Applicable

Representations

Letters of notification were sent to surrounding neighbours. No letters of representation were received

Policy

National

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Local

Saved Rochdale Unitary Development Plan (UDP) 2006:

G/D/1 Defined Urban Area

Adopted Rochdale Core Strategy (CS) 2016:

The Rochdale Core Strategy was adopted on 19th October 2016. The following policies are relevant:

G1, G2, G3 & G9	Renewable Energy Generation
P3	Improving Design of New Development
DM1	General Development Requirements
T2	Improving Accessibility

Supplementary Planning Documents (SPD): Supplementary Planning Document 'Guidelines and Standards for Residential Development' (2016).

Energy and New Development

Amendments

None Applicable

Assessment

The European Union Directive 2009/28/EC requires increased renewable energy generation from its member states. The British Government's strategy for solar power is set out in the "UK Solar PV Strategy: Roadmap to a Brighter Future" (October 2013). This recognises the importance of solar power and the contribution it can make to providing renewable energy. The Government is keen to see renewable energy installations that are developed sustainably. In addition, the National Planning Policy Framework (NPPF) recognises the need to accord with, and promote, relevant EU obligations.

Section 2 of the NPPF sets out achieving sustainable development which sets out overarching objectives for the planning system which are interdependent and need to be perused in mutually supported ways. Section 2 sets out the three overarching objectives surrounding economic, social and environmental balances to which the environmental objective is particularly relevant to this proposal stating that planning is *'to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.'*

Paragraph 158 states that When determining planning applications for renewable and low carbon development, local planning authorities should: a) not require applicants to demonstrate the overall need for renewable or low carbon energy, and recognise that even small-scale projects provide a valuable contribution to cutting greenhouse gas emissions; and b) approve the application if its impacts are (or can be made) acceptable

With regard to local policy, Policy G1 'Tackling and adapting to climate change' addresses climate change to ensure growth does not increase CO2 emissions by *'Encouraging and promoting renewable energy developments, including standalone and community developments, than do not, by virtue of their scale, siting, construction or operation, cause harm to the local area, it's character and environmental assets and adjoining uses, which cannot be satisfactorily mitigated'*.

Furthermore, policy G2 permits sustainable energy installations to support low carbon developments where they adhere to a high standard of design. This requires all new development proposals to 'Minimise impact upon the environment, and help adapt to the impacts of climate change, including by re-using existing buildings and materials (maximizing the benefits of existing embodied energy) and utilizing sustainable drainage'.

Solar panels are commonly found on residential dwellings and as such are not an incongruous feature in residential areas such as this. The proposed solar panels have no detrimental impact upon the amenity of neighbouring residents.

It is noted the development to the west slope will be visible from the public highway however, overall is not considered to impact upon the landscape character or quality of the area in accordance with criteria (b) and (d). Additionally, the development makes use of a previously unused roof section of the building and provides a valuable source of sustainable energy for the

occupiers. There is not thought to be any ecological effects as a result of development. It is important to note planning permission was obtained in 2015 for the installations of 16 solar panels to the south (front) slope of the roof however, they occupy a significantly smaller portion of the roof.

Although it is acknowledged the proposed panels will occupy a significantly large portion of the roof, it is thought the cohesive uniformity regarding the siting of the panels as well as the sustainable approach would give great weight to the development proposal.

With reference to policies DM1 and P3, the panels could normally be erected under permitted development rights and as such are a feature commonly found on residential dwellings. The panels would not have an undue impact upon the character of the street scene and would have no impact upon the amenity of neighbouring residents.

In summary, the proposed development would provide a sustainable energy source that would provide a sustainable energy source for a residential property. This type of development is encouraged at local, national and European levels and is considered to constitute an acceptable use of a section of the building that was previously unusable. Similar schemes have been successfully implemented on residential properties throughout the Borough, and the proposal would not have a negative impact upon the amenity of neighbouring uses and shares an acceptable relationship with the surrounding area.

Recommendation: Grant subject to the following conditions

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

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended)

2. This permission relates to the following plans:
 - OI284338 LOCATION PLAN
 - PROPOSED ROOF PLANS AND PROPOSED NORTH WALL ELEVATION Dated 04.12.22
 - EXISTING ROOF PLAN AND EXISTING NORTH WALL ELEVATION Dated 04.12.22
 - PROPOSED WEST WALL ELEVATION AND EXISTING WEST WALL ELEVATION Dated 04.12.22
 - PROPOSED NORTH WALL ROOF SECTION AND PROPOSED WEST WALL ROOF SECTION Dated 04.12.22
 - SITE PLAN REVISED Dated 27.11.22

And the development must be carried out in accordance with the drawings hereby approved.

Reason: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the policies contained within the saved Rochdale Unitary Development Plan, the adopted Rochdale Core Strategy and the National Planning Policy Framework

3. The solar panels and any associated ancillary equipment hereby approved shall be removed and the roof restored to its condition prior to their installation within six months of the cessation of their use for the generation of electricity unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of visual amenity in accordance with Policies DM1 and P3 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Article 35 Statement

The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively to issue the decision without delay.

	Date	Officer
Report Completed	01.02.23	Signed: CP
Authorisation	10.02.23	Signed: AT

Report Author Chelsea Petrillo