

Planning Committee



Application Address	22 Upper Golf Links Road, Broadstone, BH18 8BX
Proposal	<p>The installation of solar panels within the rear garden. It is proposed to install two rows of 7 panels separated by 0.7m.</p> <p>Length of each row of panels is approximately 12.6m.</p> <p>Panels will be mounted on consoles at ground level.</p>
Application Number	APP/22/00390/F
Applicant	Mr Brooke
Agent	N/A
Ward and Ward Member(s)	Broadstone
Report status	Public
Meeting date	24 May 2022
Summary of Recommendation	Grant, subject to conditions
Reason for Referral to Planning Committee	The application site is owned by a Councillor of BCP.

Case Officer	Natasha McCann
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Executive Summary

The key planning issues for Members to consider are set out below. Members will have to balance all the planning issues and objectives when making the decision on the application, against policy and other material considerations.

Representations received

No comments received.

Proposal

The proposal is for a householder development to allow for the installation of two rows of solar panels separated by 0.7m, each measuring approx. 12.6m. The proposed solar panels will be mounted on consoles at ground level.

Design, Scale and Appearance

The proposed scale, orientation, height and form of the proposed solar panels has an acceptable impact on the character and appearance of the area and would not

detract from the visual appearance of the host dwelling sited to the rear of the spacious site.

Impact on Residential Amenity

By virtue of height, position and dense boundary treatment, the proposed solar panels would be largely hidden from view from neighbouring properties resulting in minimal impact to the neighbouring residential amenity.

Description of Proposal

1. Planning permission is sought for the installation of two rows of solar panels separated by 0.7m, each measuring approx. 12.6m. The proposed solar panels will be mounted on consoles at ground level.

Description of Site and Surroundings

2. The application site is occupied by a large 4-bedroom dwelling dating from the Edwardian period (1928). The property is two storeys with a hipped roof. The building is of traditional construction with red brick, white rendering and red clay tiled roof. The property is set back approximately 12.5 metres from the highway and has a rectangular plan form. There are two small extensions, one to the eastern end of the property housing a boiler room and one to the northern side providing a back entrance and utility room. Twin garages are sited at the end of the drive adjacent to the northern boundary.

3. The property sits within an attractively landscaped which wraps around the western, southern and eastern sides of the dwelling. It consists of numerous ornamental trees including magnolia, various acers, rhododendrons and other shrubs, together with a large lawned area. There are four apple trees. There are no trees of significance, although the property is situated within an area tree preservation order. The western boundary is marked by a rhododendron hedge, the southern boundary by panelled fencing, the eastern boundary by another rhododendron hedge, while the northern boundary is marked by wire and concrete posts, together with an extensive beech hedge on the neighbour's (24 Upper Golf Links Rd) side. This extends approximately 2 metres into the site for most of its length. However, it is noted that some hedging has been cut back to the boundary to enable provide a more usable area for raised beds.
4. The two access points into the site are provided via the western boundary from Upper Golf Links Road forming a curved driveway across the front of the dwelling and an extension along the northern border to the garages. It is considered that there is ample off-road car parking.
5. The Broadstone centre is within 15 minutes walking distance, and it is noted that, cycling has been made safer in the locality, with the construction of a new cycleway on the northern side of Dunyeats Road. The nearest bus stop is about a 5 minutes' walk away and a short distance by car to the main roads into Poole, for example Gravel Hill A349.

Relevant Planning History

- No relevant site history.

Public Sector Equalities Duty

6. In accordance with section 149 Equality Act 2010, in considering this proposal due regard has been had to the need to —
- eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
 - advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

Consultations

7. None received.

Representations

8. None received.

Key Issue(s)

9. The key issue(s) involved with this proposal are:
- Impact on the character of the host property and of the surrounding area
 - Impact on neighbouring amenity
10. These issues will be considered along with other matters relevant to this proposal below.

Policy Context

11. Local Plan Policies

Poole Local Plan (Adopted November 2018)

PP01	Presumption in favour of sustainable development
PP02	Amount and Broad Location of Development
PP27	Design
PP37	Building Sustainable Homes and Businesses

Supplementary Planning Documents

Broadstone Neighbourhood Plan (2018)

12. National Planning Policy Framework ("NPPF"/" Framework")

Section 2 – Achieving Sustainable Development

Paragraph 11 sets out the presumption in favour of sustainable development.

For decision-taking this means:

(c) approving development proposals that accord with an up-to-date development plan without delay; or

(d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date 8, granting permission unless:

(i) the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

(ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

Development plan proposals that accord with the development plan should be approved without delay. Where the development plan is absent, silent or relevant policies are out-of-date then permission should be granted unless any adverse impacts of approval would significantly and demonstrably outweigh the benefits when assessed against the NPPF or specific policies in the NPPF indicate development should be restricted.

Planning Assessment

13. Policy PP37 (2) (b) states the Council will support proposals for renewable energy (except wind turbines) provided that the technology is: (i) suitable for the location; and (ii) (ii) would not cause harm to residential amenity by virtue of noise, vibration, overshadowing or harmful emissions (Page 116).
14. The National Planning Policy Framework is the presumption in favour of sustainable development (para 8). As part of this presumption the NPPF actively encourages the effective use of land in urban areas, including mitigation against climate change (para 11a). The Broadstone Neighbourhood Plan is supportive of sustainable development (page 57 para 3.3.4) including the use of photo-voltaic cells, and solar panels with the aim of meeting a proportion of future needs.

Impact on character of the host property and of the surrounding area

15. The proposed solar panels would measure approx. 12.6m, with the two rows separated by 0.7m. The proposed footprint would appear modest within the spacious plot set to the northeast largely shielded from public view. Details have been provided illustrating the design of the solar panels and the proposed consoles at ground level are considered acceptable. Cumulatively, the proposal comply with Policy PP37 (i) as the solar panels are set within a suitable location and would not harm the visual appearance of the site or surrounding area whilst providing effective renewable energy sources. It is

also noted that the proposed solar panels are not permanent structures and therefore could be removed at any time.

Impact on neighbouring amenity

16. By virtue of scale, separation distance, boundary treatment, orientation and height, the proposed solar panels would comply with Policy PP37 as the development would not cause harm to residential amenity by virtue of noise, vibration, overshadowing or harmful emissions.

Planning Balance/Conclusion

17. The proposed solar panels are discretely located within the spacious site and would not result in harm to the character of the area, visual appearance of the site or neighbouring amenity. The proposal is therefore compliant with Policies PP27 and PP37 and recommended for approval.

Recommendation

44. Grant, subject to the following conditions:

Conditions:

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

Reason: This condition is required to be imposed by Section 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

Location and Block Plan

Proposed Location of solar panels

Reason: For the avoidance of doubt and in the interests of proper planning.

3. The solar panels shall be implemented in accordance with the specification detailed by Vertex S received 22 March 2022.

Reason -

In accordance with Policy PP37 of the Poole Local Plan (November 2018).

Background Documents:

Case Officer Report Completed:

Officer: Natasha McCann

Date: 11/05/2022

Agreed by: Artemis Christophi

Date: 11/05/2022