

Lawful Development Certificate Proposed application					
Application ref	23/01583/LDCPR	Officer	Christopher Park	Date	11/08/2023
Address	24 North Street, Cowden, Edenbridge, Kent, TN8 7JA				
Description of proposal					
Installation of a solar photovoltaic panel system on the roof.					
Relevant planning history					
None					
Have permitted development rights been removed? Y/N				N	
Further comment:					
No original permission for the property could be found, thus the presumption is that permitted development rights have not been removed.					
Article 2(3) land:					
Area of Outstanding Natural Beauty (AONB)	X	Conservation Area (CA)		X	N/A

CLASS A - Installation or alteration etc of solar equipment on domestic premises			
A1. Development is not permitted by Class A if -			
		Complies (Y/N)	Comments
(a)	the solar PV or solar thermal equipment would protrude more than 0.2 metres 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	N	Whilst the solar panels within the roof slopes of the main dwellinghouse would protrude less than 20cm, the solar panels on the flat roof addition to the rear would protrude more than 20cm at their highest point.
(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)	Y	No part of the solar panels will extend beyond the highest part of the 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	Y	The application site is situated within the conservation area. However, the panels are not to be installed upon a wall.

	installed 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	N/A	The site is not 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	N/A	No listed buildings are sited within the curtilage of the dwellinghouse.
A3. Development is permitted by Class A subject to the following conditions (x) -			
(a)	solar PV or solar thermal equipment is, so far as practicable, sited so as to minimise its effect on the external appearance of the building;	Y	The proposed panels are to be situated comfortable within the silhouette of the front and rear roof slopes. Therefore, the proposed panels would have a minimal effect on the external appearance of the building.
(b)	solar PV or solar thermal equipment is, so far as practicable, sited so as to minimise its effect on the amenity of the area; and	Y	The proposed solar panels are modest in number and would not appear prominently from viewpoints towards the subject property due to the relatively cramped nature of the street. As such, the proposed panels would not have a significant impact on the amenity of the area
(c)	solar PV or solar thermal equipment is removed as soon as reasonably practicable when no longer needed.	N/A	The requirements of this condition are ongoing.

Conclusion:

As a result of the panels projecting more than 0.2m beyond the plane of the flat roof addition to the rear, the proposal does not comply with Schedule 2, Part 14, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and therefore, planning permission is required.

Recommendation:

Grant		Refuse	X
Reason:	As above		

Case Officer:	Christopher Park	Date:	11/08/2023
Manager/Principal:	Aaron Hill	Date:	15/8/23