

## **PLANNING STATEMENT – DEVELOPMENT JUSTIFICATION**

36 Common Lane, Wilmington, Dartford, Kent, DA2 7DF

Retrospective - Full House holder Planning Permission - Installation of Solar Panels on Out Building

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## 1. Introduction

This statement has been written in support of a Retrospective - Full House holder Planning Permission Application - Installation of Solar Panels on an Out Building for 36 Common Lane, Wilmington, Dartford, Kent, DA2 7DF

36 Common Lane, Wilmington, Dartford, Kent, DA2 7DF. This falls under the jurisdiction of Dartford Borough Council.

The site is a Double Storey Mid Terrace residential property – Class C3. The property is situated within a predominantly residential area with many Double Storey single fronted properties.

## 2. Proposal and Planning Considerations

The proposal this application is seeking permission for is an Out Building with Solar Panels, which will be ancillary to the existing dwelling and will be used as storage and Gym facility. The Out Building falls under permitted development.

The proposed development has been appropriately and carefully designed to be in line with existing SPD and to minimise any adverse impacts on neighbouring properties. The materials involved in the proposed works will continue to match existing materials so as to maintain the current look of the property.

This Out building has been designed to replicate many similar Out Buildings, within close proximity of the proposed development.

No part of the proposed development, fascia, guttering or foundations will bridge the boundary line.

The size and design of the proposed Out Building are also in accordance with existing planning policy and will not introduce any loss of amenity or constitute any negative impact on the properties adjoined to 36 Common Lane, Wilmington, Dartford, Kent, DA2 7DF.

## 3. Conclusion

The cubic capacity and Maximum roof height of the Proposed Out Building falls under permitted development, based on the above, we believe that the proposal adheres to planning policy and should receive approval from Dartford Borough Council. The installation of the Solar Panels is in keeping with Helping the environment by using a clean and renewable energy source.

Solar panels, also known as photovoltaics, capture the sun's energy and convert it into electricity that you can use in your home. By installing solar panels, you can generate your own renewable electricity. This has several benefits, including:

- **Cutting your electricity bills:** Solar panels can help you save money on your electricity bills by generating your own electricity.
- **Reducing your carbon footprint:** Solar panels are a clean and renewable source of energy, which means that they don't produce any harmful emissions. By using solar panels, you can reduce your carbon footprint and help protect the environment.