



**North  
Northamptonshire  
Council**

Development Management Service  
Wellingborough Office  
Swanspool House  
Doddington Road  
Wellingborough NN8 1BP  
Tel: 01933 231906  
[www.northnorthants.gov.uk](http://www.northnorthants.gov.uk)

## Householder Application for Planning Permission for works or extension to a dwelling

### Town and Country Planning Act 1990 (as amended)

#### Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

### Site Location

**Disclaimer:** We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)  Northing (y)

Description

## Applicant Details

### Name/Company

Title

First name

Surname

Company Name

### Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Are you an agent acting on behalf of the applicant?

Yes

No

### Contact Details

Primary number

Secondary number

Fax number

Email address

## Description of Proposed Works

Please describe the proposed works

Placement of 8 solar panels on a flat roof of a stone barn outbuilding, on an adjacent plot of land that is part of the dwellinghouse of 26 Blackmile Lane, Grendon, NN7. The plot for 26 Blackmile Lane is a grade II listed building.

The solar panels would be placed on slight tilt in addition to the 7 degree slanting of the roof. This would increase the height of the roof by 200mm-300mm. However due to fact that the road that runs parallel to the building is sunken, it is not expected that the solar panels will be visible from directly behind the roof from current road level.

Has the work already been started without consent?

- Yes  
 No

## Materials

Does the proposed development require any materials to be used externally?

- Yes  
 No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

**Type:**

Other

**Other (please specify):**

Solar Panels

**Existing materials and finishes:**

Current flat (slanted) membrane roof.

**Proposed materials and finishes:**

Trina Vertex S Panels Trina Solar offers a range of solar panels, including the Vertex S series, which is designed for high efficiency and performance. These panels are known for their advanced technology and are available in various wattage options, such as 415W, 420W, and 425W. High Efficiency: The Vertex S panels feature advanced technologies like half-cell technology and multi-busbar design to maximize energy production with minimal losses. Full Black and Black Frame Options: These panels are available in full black and black frame versions, catering to different aesthetic preferences. High Output Power: Depending on the specific model, Trina Vertex S panels can deliver output power ranging from 415W to 425W or more. Positive Reviews: The Trina Vertex S panels have received positive reviews for their performance and quality, making them a popular choice among solar installers and homeowners.

Are you supplying additional information on submitted plans, drawings or a design and access statement?

- Yes  
 No

## Trees and Hedges

Are there any trees or hedges on the property or on adjoining properties which are within falling distance of the proposed development?

- Yes  
 No

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

- Yes  
 No

## Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

- Yes  
 No

Is a new or altered pedestrian access proposed to or from the public highway?

- Yes  
 No

Do the proposals require any diversions, extinguishment and/or creation of public rights of way?

- Yes  
 No

## Parking

Will the proposed works affect existing car parking arrangements?

- Yes  
 No

## Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- Yes  
 No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- The agent  
 The applicant  
 Other person

## Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- Yes  
 No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

\*\*\*\*\* REDACTED \*\*\*\*\*

First Name

\*\*\*\*\* REDACTED \*\*\*\*\*

Surname

\*\*\*\*\* REDACTED \*\*\*\*\*

Reference

Email from Debbie Kirk 6th Sept 23

Date (must be pre-application submission)

06/09/2023

Details of the pre-application advice received

Solar panels on roof of annex building

Under the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), schedule 2, part 14, class A (solar panels on a house or flats)

Development not permitted

A.1 Development is not permitted by Class A if—

- (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;
- (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);
- (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;
- (d) the solar PV or solar thermal equipment would be installed on a site designated as a scheduled monument; or
- (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.

Conditions

NNC senior built heritage consultant has confirmed that criteria (c) – (e) would not be applicable to the annexe.

If criteria (a) and/or (b) would be applicable then planning permission will be required for the proposed solar panels. Having reviewed the approved plans in relation to planning permission reference WP/20/00179/FUL for a garage conversion to residential annex including the replacement of a garage door with a full length window and door, it is likely that any proposed solar panels would require planning permission, as the proposals are likely to be caught out by criteria (a) and (b).

Any planning application would be assessed against the criteria set out under policy 26 (renewable and low carbon energy) of the JCS. Based on the comments received from NNC senior built heritage consultant the application is likely to be supported in relation to criteria 26 (c) of the JCS as the siting on the roof of the annexe would avoid harm to the significance of a heritage asset and its setting. It would be helpful if any submission could review and address the effects on other criteria set out under policy 26 of the JCS.

NNC are likely to be supportive of applications for renewable energy being installed on residential dwellings (not listed buildings or in a conservation area) subject to any responses from statutory consultees, Grendon parish council and neighbour responses.

Please note any new planning application for solar panels on the separate annexe will be required to be accompanied by the appropriate fee, a site location plan outlining the application site in red and any other land owned by the applicant in blue, a site plan indicating the site of the solar panels and existing and proposed elevational plans.

I hope the above is of assistance.

Kind regards

Debbie Kirk BA Hons DIPTP MRTPI

## Authority Employee/Member

**With respect to the Authority, is the applicant and/or agent one of the following:**

- (a) a member of staff**
- (b) an elected member**
- (c) related to a member of staff**
- (d) related to an elected member**

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

Yes

No

## Ownership Certificates and Agricultural Land Declaration

### Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- Yes  
 No

Can you give appropriate notice to all the other owners/agricultural tenants? (Select 'Yes' if there are no other owners/agricultural tenants)

- Yes  
 No

### Certificate Of Ownership - Certificate B

I certify/ The applicant certifies that:

- I have/The applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner\* and/or agricultural tenant\*\* of any part of the land or building to which this application relates; or  
 The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners\* and/or agricultural tenants\*\*.

\* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

\*\* "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990

Owner/Agricultural Tenant

**Name of Owner/Agricultural Tenant:**

\*\*\*\*\* REDACTED \*\*\*\*\*

**House name:**

Little Orchard

**Number:**

26

**Suffix:**

**Address line 1:**

26 Blackmile Lane

**Address Line 2:**

Grendon

**Town/City:**

Northampton

**Postcode:**

NN7 1JR

**Date notice served (DD/MM/YYYY):**

21/12/2023

**Person Family Name:**

Person Role

- The Applicant  
 The Agent

Title

First Name

Richard

Surname

Lee

Declaration Date

21/12/2023

Declaration made

## Declaration

I/We hereby apply for Householder planning permission as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;

- Our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Richard Lee

Date

05/01/2024

Amendments Summary

Amendments made following email correspondence with Dean Baker, Planning Validations Officer. Advised to redraw red boundary to include the annex to the dwellinghouse (although on separate plots). Submission wording also amended to reflect that the works will be carried out to a building within the grounds of the dwellinghouse.