

Application Number: DM/2023/01073

Proposal: Solar Panels to cut carbon footprint and provide green energy and improve EPC. Output estimated to produce almost sufficient energy to match annual usage so only 10-15% reliant on the national grid. Battery storage also included to minimise use during peak times to limit stress on the national grid until it is upgraded nationally. To be fitted to our south facing and west facing roof elevations by a recognised national company, who have successfully fitted solar panels to nearby properties in the village, including direct neighbour. There will project less than 20cm above the roof tiles and no panels to be fitted to walls. Roof load bearing structure assessed to be able to accept the weight and attachments required. The location of the panel placement has been chosen to maximise electricity generated the East and North facing elevations are unstable.

Address: Highbury House Earlswood Road Shirenewton Chepstow Monmouthshire

Applicant: ms Gaynor Osborne

Plans: Location Plan - , Elevations - Proposed West elevation - , Elevations - Proposed South elevation - ,

RECOMMENDATION: Approve

Case Officer: Mr Ryan Bentley
Date Valid: 24.01.2024

1.0 APPLICATION DETAILS

This application site comprises a large detached, two-storey dwelling positioned off Earlswood Road within the main village of Shirenewton. The site is located within the Shirenewton Development Boundary and the Shirenewton Conservation Area.

This application seeks a certificate of lawful use or development in respect of the proposed fitting of solar panels onto the roof of Highbury House, Shirenewton. The solar panels will be fitted on the south and west elevations. The application for a certificate is made on the basis that the development constitutes permitted development in accordance with the Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 1995 (as amended) (hereafter referred to as the Order), part 40, class A.

There is no evidence that normal Part 40 Permitted Development Rights have been removed by way of previous planning condition on the property.

2.0 RELEVANT PLANNING HISTORY (if any)

Reference Number	Description	Decision	Decision Date
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EVALUATION

Principle

The property in question is a detached dwelling located within the village of Shirenewton, located within the development boundary and the Shirenewton Conservation Area.

The dwelling is not listed and permitted development rights relating to the installation of domestic microgeneration equipment have not been removed by way of a planning condition.

The new panels will primarily be located on the south and west facing roof slopes of the dwelling and will not protrude above the roof ridge or over 20cm from the tiles. Whilst the solar panels will be located on the roof slope on the front of the property, this is to utilise the south facing of the roof.

In order to be considered permitted development, the proposal must comply with the following:

- in the case of solar PV or solar thermal equipment installed on a wall or pitched roof; the solar PV or solar thermal equipment must not protrude more than 20 centimetres 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; or 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).
- in the case of land within a conservation area or a World Heritage Site, the solar PV or solar thermal equipment must not be installed; on a wall forming the principal or side elevation of the dwellinghouse and which fronts a highway; or on a wall of a building within the curtilage of the dwellinghouse and which fronts a highway.

The solar PV panels must also:

- (a) so far as practicable, be sited so as to minimise its effect on the external appearance of the building;
- (b) so far as practicable, be sited so as to minimise its effect on the amenity of the area; and

(c) when no longer needed for or capable of microgeneration must be removed as soon as reasonably practicable

From the plans submitted, it can be confirmed that the proposed solar panels are within the scope of permitted development rights and a certificate can be granted.

Conclusion

The proposal constitutes permitted development under Schedule 2, Part 40, Class A of the Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2012 and a certificate can be issued.

Well-Being of Future Generations (Wales) Act 2015

The duty to improve the economic, social, environmental and cultural well-being of Wales has been considered, in accordance with the sustainable development principle, under section 3 of the Well-Being of Future Generations (Wales) Act 2015 (the WBFG Act). In reaching this recommendation, the ways of working set out at section 5 of the WBFG Act have been taken into account and it is considered that this recommendation is in accordance with the sustainable development principle through its contribution towards one or more of the Welsh Ministers' well-being objectives set out in section 8 of the WBFG Act.

6.0 RECOMMENDATION: Approve

Reason:

1 The proposal constitutes permitted development under Schedule 2, Part 40, Class A of the Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2012.