

Lawful Development Application Information – 27 England Ave

7 Grounds for Application

Information about existing use:

The property has been granted Planning Permissions by Blackpool Council and achieved Building Control sign-off for all changes that require Council involvement and therefore any unlawful use should have been highlighted in the extensive processes & considerations by Council Departments, since the property was first constructed nearly 100 years ago.

In more recent years, the property has been extensively modernised incorporating safety & energy saving products/materials achieving an up grade to (77points) level C of the Energy Performance certificate that all properties are required to have.

The latest Certificate highlights that any further performance increases need to come from Renewable Energy generation within the property boundary.

Information about Proposed Use:

Although this change is indicated above as permanent (Solar Panels have a life expectancy of 25-30years) additions to properties such as these can be removed at anytime if deemed necessary.

Why a Lawful Development Certificate should be granted:

As mentioned in existing use, to improve the EPC of this property, we (owners/occupiers) need to invest further in the property to incorporate the means of "Green" energy production and in line with the UK Gov Zero Net Energy Policy, this can only be done with the use of Solar Energy, Wind Energy, Heat Source Pumps or Bio-mass fuels to reduce Fossil fuel consumption.

To ensure that this is achieved, the UK Gov introduced changes to the Planning Statutory Instruments to legalise the use of Solar Energy as permitted development.

Additionally the use of standalone small Wind Turbines were added to "Permitted Development" provided that it was the first to be used at the property and that there were no existing Heat Source Pumps.

Currently there are NO Heat Source Pumps at the property.

It is likely due to future Legislation that we would be unable to replace the existing Natural Gas powered Condensing Boiler (Fitted in 2008 - CPS/08/13805) in the near future as these will be phased out.

Therefore adoption of other Renewable Heating sources will be required, possibly extending Solar/Wind Energy to include Hot Water and Central heating or addition of Heat Source pumps.

Many Properties in the UK are not suitable due to orientation or heavy shadowing for the harnessing of Solar Energy.

Fortunately, the property in question is viable for Solar Energy production by utilisation of the front apex roof & side roof adjacent the drive, Solar Panels will be visible from England Ave.

Lawful Development Application Information – 27 England Ave

This opportunity to access Solar Energy has already been taken by another property in England Avenue (No 39 - see link), resulting in a similar installation to the one proposed here.

It's unclear if Planning permission was sought for the installation of a Solar generation system at No39, however Building Control compliance was registered in 2014 (CPS/14/03900 NAPIT record for Install a photovoltaic system, House Dwelling 39 ENGLAND AVENUE, BLACKPOOL, FY2 9JE), which suggests that Planning Permission would have been granted as no enforcement action is recorded in the last 10 years.

References:

Gov.uk EPC

<https://find-energy-certificate.service.gov.uk/energy-certificate/0380-2235-1290-2527-5325>

UK Government stated policy for Energy Security Strategy

<https://www.gov.uk/government/publications/british-energy-security-strategy/british-energy-security-strategy#renewables>

The Town and Country Planning (General Permitted Development) (England) Order 2015
UK Statutory Instruments 2015 No. 596 SCHEDULE 2 PART 14

Class A – installation or alteration etc of solar equipment on domestic premises

<https://www.legislation.gov.uk/ukxi/2015/596/schedule/2/part/14/made>

Permitted Development – Wind Turbines

<https://www.planningportal.co.uk/permission/common-projects/wind-turbines/planning-permission-stand-alone-wind-turbines>

Blackpool Council Planning permissions

Erection of a rear extension and garage roof lift and alterations to vehicle access and driveway.

Ref. No: 20/0111 | Status: Decided - Approved

Provision of hipped roof to garages.

Ref. No: 20/0652 | Status: Decided - Approved

Provision of hipped roof to garages (amendment to previously approved application 20/00652)

Ref. No: 21/0086 | Status: Decided - Approved

https://idoxpa.blackpool.gov.uk/online-applications/propertyDetails.do?activeTab=relatedCases&keyVal= BLCKP_PROPLPI_51517_1

Blackpool Council Building Control

KITCHEN EXTENSION

Ref. No: 84/00344 | Status: Not Available

Lawful Development Application Information – 27 England Ave

CORGI record for Installed a Gas Boiler

Ref. No: CPS/08/13805 | Status: Building work completed

FENSA record for Install replacement windows in a dwelling

Ref. No: CPS/18/01498 | Status: Building work completed

ELECSA record for Install one or more new circuits, Install a replacement consumer unit

Ref. No: CPS/18/04352 | Status: Building work completed

NFRCCR record for Tiling (Job No. 120590)

Ref. No: CPS/18/04364 | Status: Building work completed

FENSA record for Install replacement windows in a dwelling

Ref. No: CPS/18/05676 | Status: Building work completed

GASAFE record for Install a gas fire

Ref. No: CPS/19/01513 | Status: Building work completed

Erection of single storey rear extension and garage roof lift to joint garage for 25 and 27 Engla...

Ref. No: FP/20/01880 | Status: Building work completed

GASAFE record for Install a gas fire

Ref. No: CPS/21/03117 | Status: Building work completed

FENSA record for Install replacement windows in a dwelling, Install replacement doors in a dwelling

Ref. No: CPS/21/03392 | Status: Building work completed

39 England Avenue – Google Earth image of existing Solar panel installation

<https://earth.google.com/web/@53.85202635,-3.04768617,178.74511239a,9.99784435d,35y,0.17729051h,0.10522072t,0r/data=CkwaShJECiUweDQ4N2i0MTE3ZTk0MmQwMTc6MHhiNTJkYjlxNzkyMzJjMmM5GUHnfwOk6EpAlapUmt4PSQjAKglCbGFja3Bvb2wYASAB>

CPS/14/03900 NAPIT record for Install a photovoltaic system, House Dwelling

39 ENGLAND AVENUE, BLACKPOOL, FY2 9JE

https://idoxpa.blackpool.gov.uk/online-applications/buildingControlDetails.do?previousCaseType=Property&keyVal= BLCKP_BCAPR_107578&previousCaseNumber= BLCKP_PROPLPI_51508_1&previousCaseUpnr=100010800637&activeTab=summary&previousKeyVal= BLCKP_PROPLPI_51508_1

Lawful Development Application Information – 27 England Ave

8 Proposal

Site Plan and Photovoltaic Panel layout below

To install 16 Solar Panels on South East/West facing roof areas, each panel will have a locally mounted Microinverter to change generated DC current to 240v AC, ensuring maximum electrical safety. Integration to existing electrical supply & distribution for the dwelling will be via a new branch to incoming Grid connection in compliance with current Electrical installation regulations and MCS requirements.

Appropriate Grid connection DNO application & permission is being sought.

Panels will be fixed by means of an industry approved mounting rails securely attached to the underlying roof structure, weight & loading calculations have been assessed & approved under MCS requirements. Top face of panels will be no higher than 200mm above roof tiles & parallel to angle of the roof.

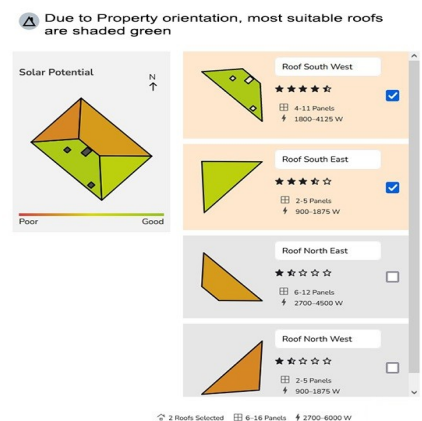
An Energy Storage System will be added to the Garage area to capture excess energy production, again meeting current Electrical installation regulations and MCS requirements.

Provision will be made to allow supplementary energy generation via a silent Savonius vertical axis wind turbine, chimney mounted at least 5m from dwelling boundary. The turbine will not protrude more than 3m higher than existing dwelling roof apex.



Panel layout

Permitted Development Requirements – all of these requirements must be met for the installation to be considered permitted development under Class A, Part 14, GPDO 2015.	Does your proposed installation meet this requirement?
Panels should not be installed above the highest part of the roof (excluding the chimney) and should project no more than 200mm from the roof slope or wall surface.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
The panels must not be installed on a building that is within the grounds of a listed building or on a site designated as a scheduled monument.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
If your property is in a conservation area, or in a World Heritage Site, panels must not be fitted to a wall which fronts a highway.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Equipment on a building should be sited, so far as is practicable, to minimise the effect on the external appearance of the building and the amenity of the area.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Please describe the location of your panels and justify why they will be sited in that position: Solar Panels ideally should face South, however aspects that have a Southerly orientation can provide reasonable generation of energy, as shown (calculated in accordance to MCS azimuth Standard Estimation Method).	

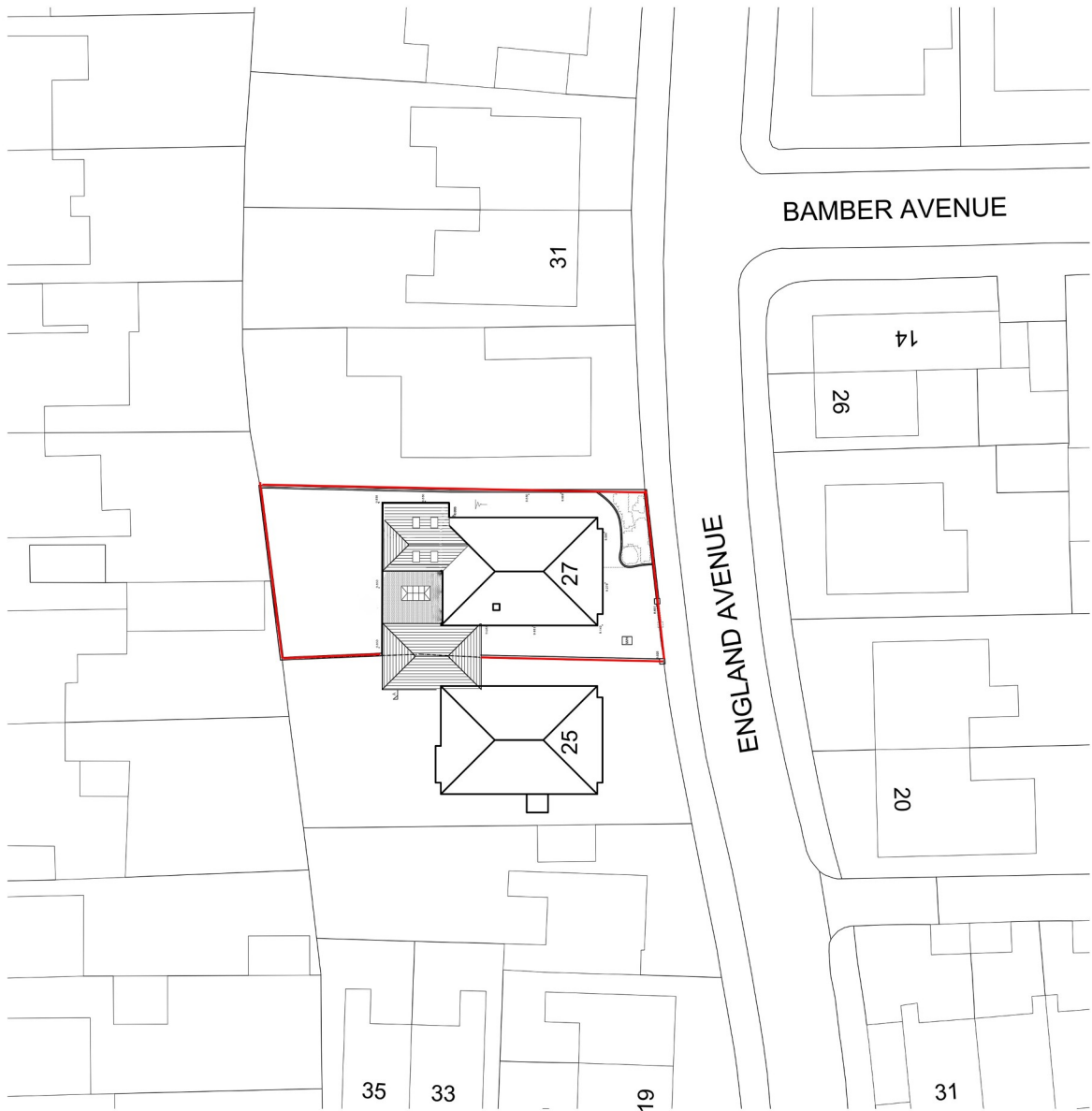


Lawful Development Application Information – 27 England Ave

Site Plan

Site Plan
27 England Ave
Bispham
Blackpool
FY2 9JE

Grid Ref
Eastings 331117
Northing 439991

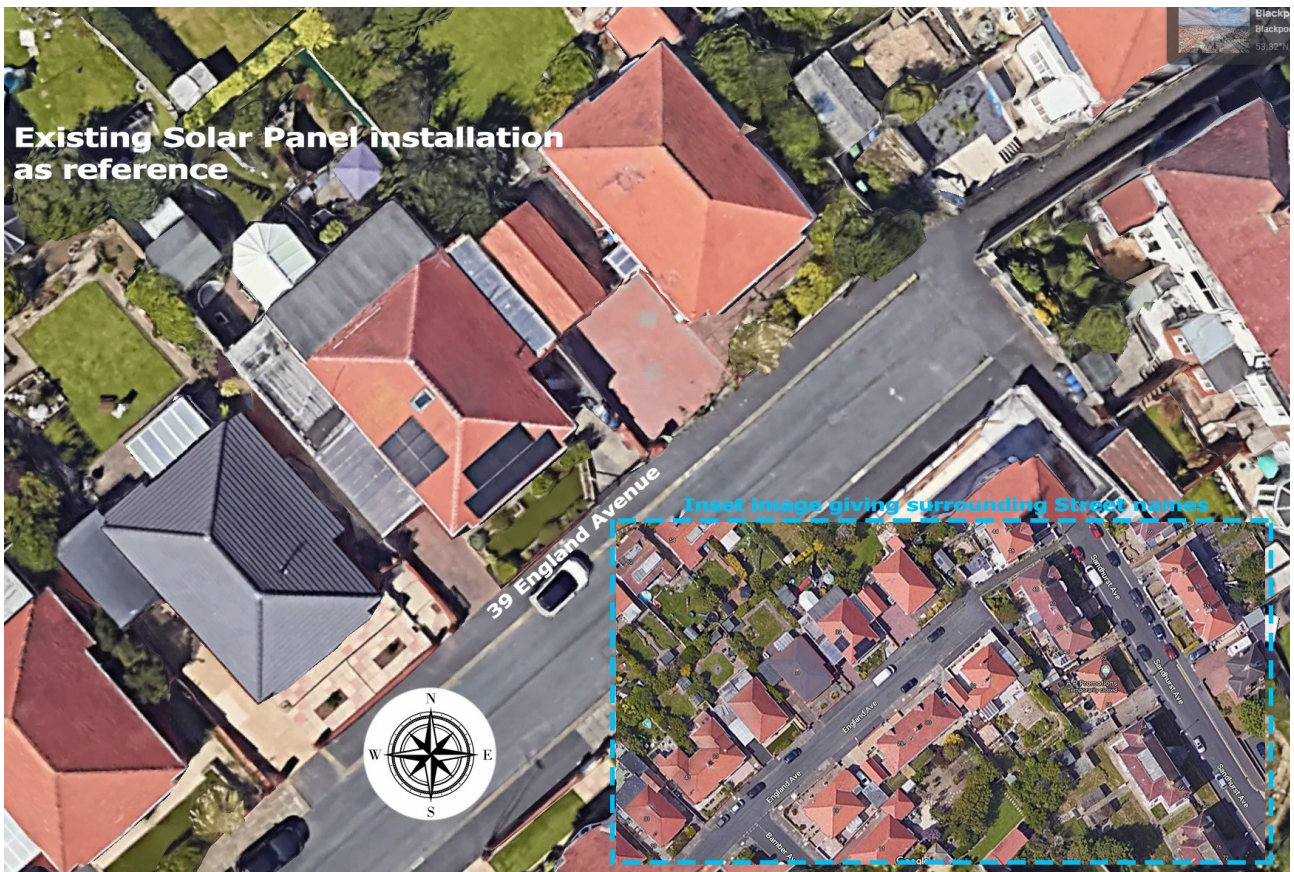


Lawful Development Application Information – 27 England Ave

Location Plan 27 England Ave

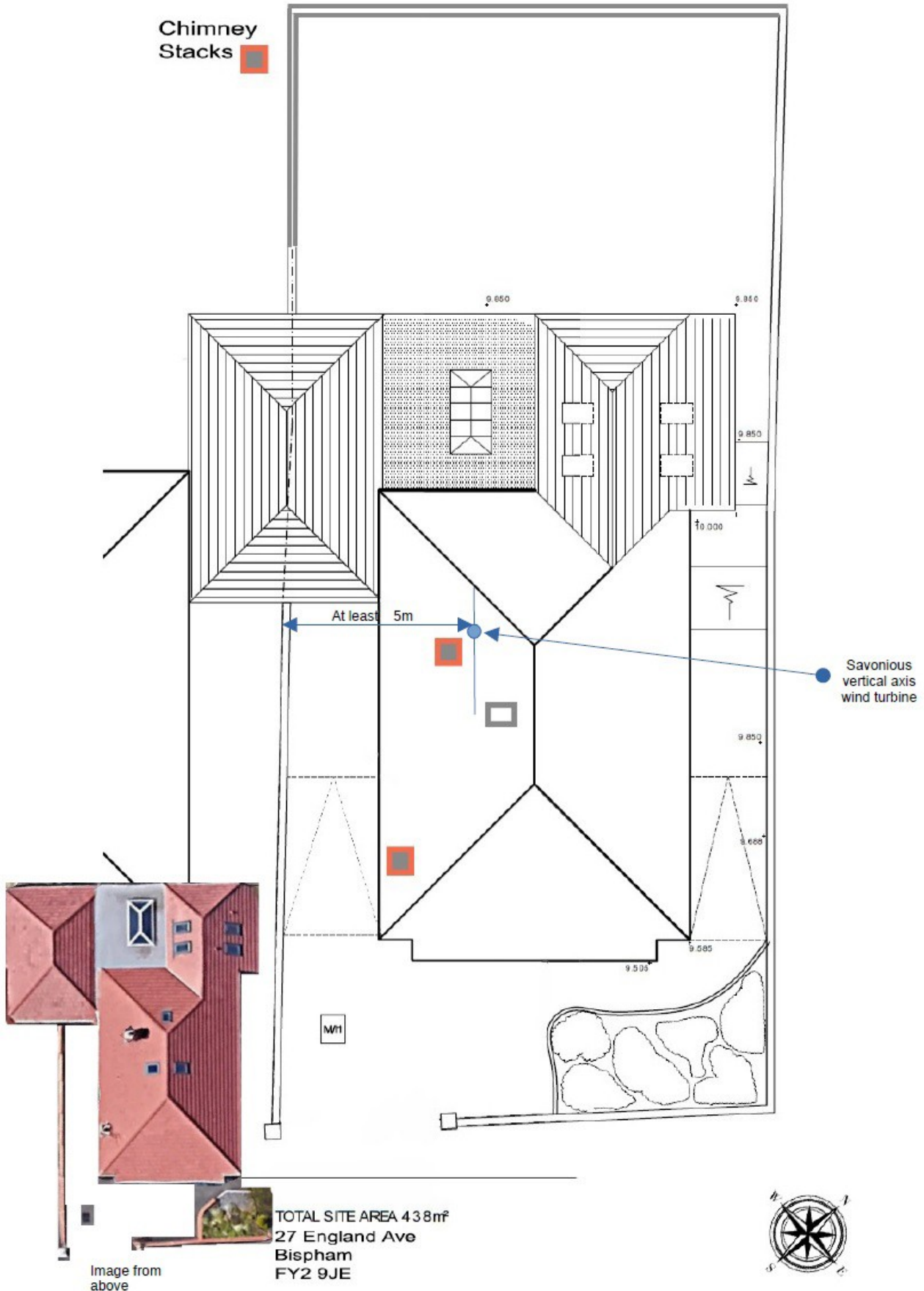


Existing Solar Panel installation 39 England Ave



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Proposed position of small Savonius wind turbine



Lawful Development Application Information – 27 England Ave

Domestic wind turbine

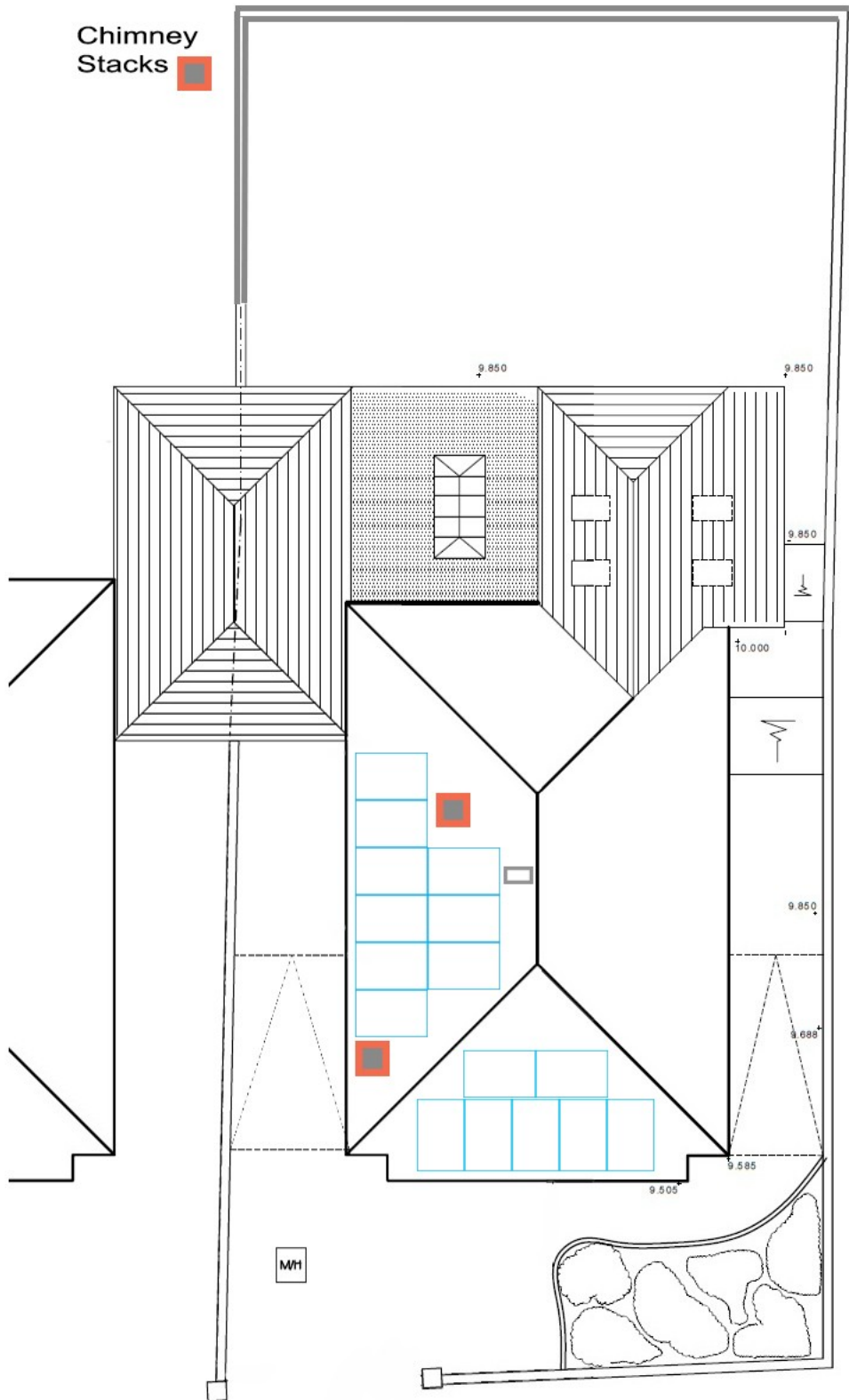
A wind turbine on a detached house or an outbuilding to any house does not require planning permission provided all these criteria are met:

- It complies with [Microgeneration Certification Scheme \(MCS\) Planning Standards](#) or equivalent. This wind turbine is designated as Silent & therefore meets noise requirements
- There is not already an air source heat pump at the property
- No part of the wind turbine, including blades, would protrude more than 3 metres above the highest part of the roof, excluding the chimney, or be more than 15 metres off the ground, whichever is lower
- The blades are at least 5 metres above ground level
- No part of the turbine is within 5 metres from all boundaries
- The swept area of any blade is less than 3.8 sq. metres
- It is not on land safeguarded for aviation or defence purposes, on a site designated as a Scheduled Monument or within the curtilage of a Listed Building, a National Park, an Area of Outstanding Natural Beauty, an area designated under s41(3) of the Wildlife and Countryside Act 1981, the Norfolk Broads or a World Heritage Site
- This is not a Conservation Area.

These permitted development rights are subject to the conditions that the blades shall be made of non-reflective materials, the turbine shall so as far as practicable be installed so as to minimise its effect on the external appearance of the building and the amenity of the area and when it is no longer required it shall be removed as soon as reasonably practicable.

Lawful Development Application Information – 27 England Ave

Plan showing existing building with approx location of Solar panels



TOTAL SITE AREA 438m²
27 England Ave
Bispham
FY2 9JE

