

DELEGATED APPLICATION REPORT

Ward: Southcote

App Ref: PL/24/1271 Householder planning permission

Address: 29 HOGARTH AVENUE, READING, RG30 4QW

Proposal: Mounting of solar panels on the rear, South facing roof.

Applicant: Mr Brian Richardson

Received date: 2024-09-27

Target Decision date: 2024-11-29

Case Officer: Sian Hickey

1. SITE DESCRIPTION

The application site is a two-storey detached residential property located on Hogarth Avenue within the Horncastle Conservation Area. The surrounding area is predominantly residential. The site is not listed, however, the adjacent property is a listed building.

Listing description:

NEW LANE HILL 1. 5128 Tilehurst Nos 12 and 14 SU 67 SE 16/299 II 2. Probably late C17. 2 storey timber framed pair of thatched cottages with central chimney, hipped roof and flanking lean-tos. Painted brick infill, 4 ranges of 2 and 3 light castments. Ledged doors. Doors and windows have little wooden hoods on ground floor. Interior, low ceilings on wound floor. Pre-war modernization.

Listing NGR: SU6780672285

Site visit date: 07/11/2024

Site visit photo:



2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for the mounting of 10 solar panels onto the rear (south facing) roofslope of the main dwelling. Each panel measures 1.134m x 1.762m.

Tiger Neo N-type 54HL4R-B 425-445 Watt ALL-BLACK MODULE

N-Type

Positive power tolerance of 0~+3%

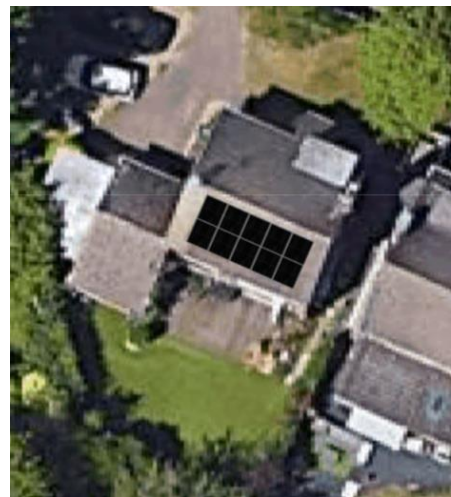
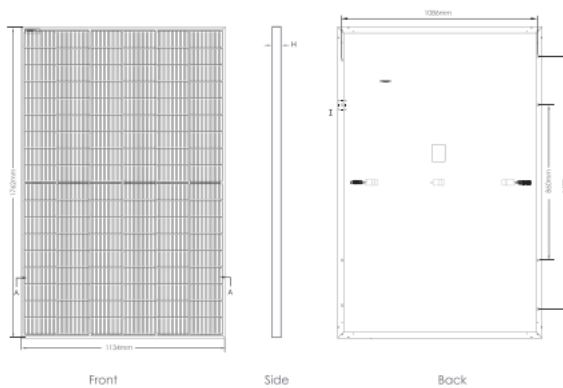
IEC61215(2016), IEC61730(2016)

ISO9001:2015: Quality Management System

ISO14001:2015: Environment Management System

ISO45001:2018

Occupational health and safety management systems



Documents/plans submitted:

Photographs
Location Plan
Horncastle Conservation Area Map
Aerial image of site showing position of solar panels
Environmental Impact Document
Jinko Solar Specification Document
Proposed Block Plan

3. CONSULTATIONS

The following were consulted:

- RBC Conservation Officer – no objections to the proposal due to the positioning and the further screening from trees.

No neighbours were consulted by letter, however, a site notice was displayed at the front of the property on 7th November 2024 for a period of 21 days.

Letters of representation have been received as follows: **None**

4. LEGAL AND PLANNING POLICY CONTEXT

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise. Material

considerations include relevant policies in the National Planning Policy framework (NPPF) - among them the 'presumption in favour of sustainable development'. The following local and national planning policy and guidance is relevant to this application:

Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the local planning authority to have special regard to the desirability of preserving a listed building or its setting or any features of special interest which it possesses.

Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the local planning authority in the exercise of its functions to pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area.

National Policy

National Planning Policy Framework
National Planning Practice Guidance

Reading Borough Local Plan (2019)

CC1 (Presumption in Favour of Sustainable Development)
CC2 (Sustainable Design and Construction)
CC3 (Adaptation to Climate Change)
CC7 (Design and the Public Realm)
CC8 (Safeguarding Amenity)
H9 (House Extensions and Ancillary Accommodation)
H10 (Private and Communal Outdoor Space)
EN1 (Protection and Enhancement of the Historic Environment)
EN3 (Enhancement of Conservation Areas)
EN6 (New Development in a Historic Context)

SPDs and other documentation

Design Guide to House Extensions SPD 2021
Sustainable Design and Construction SPD 2019
Horncastle Conservation Area Appraisal 2010

5. APPRAISAL

Character and Appearance

Policy H9 states that an extension to a house will be acceptable where it respects the character of the house in terms of scale, location, materials and design and respects the character and pattern of neighbouring properties and the street as a whole in terms of scale, location, materials and design, and any important existing building line. Policy CC7 also sets out relevant considerations for design.

Policy EN1 states that all proposals will be expected to protect and where possible enhance the significance of heritage assets and their settings, the historic character and local distinctiveness of the area in which they are located. Policy EN3 states that the special interest, character and architecture of Conservation Areas will be conserved and enhanced. Policy EN6 states new development will make a contribution to the historic character of the area by respecting and enhancing its architectural and visual qualities.

Policy CC1 states that a positive approach to considering development proposals will be taken that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework (NPPF).

In terms of design and appearance, the proposed solar panels are considered acceptable. There are other properties within the wider area which have solar panels mounted to the roof, therefore, the proposal is not considered out of character. The application site is a detached property, and the solar panels would be located on the main, rear roofslope. The solar panels are set away from the side edges of the roof, set down from the ridgeline, and set back from the eaves. The solar panels are not considered to detract from the existing dwelling or cause detrimental harm to the external appearance of the building or the surrounding area. Furthermore, the surrounding tree canopies partially shield the view of the property at the rear.

Google image:



Photo submitted by applicant:



Overall, it is not considered that the proposal would significantly harm the character and appearance of the host dwelling, the Conservation Area, or the nearby Listed Buildings. Therefore, the proposal is considered favourable against policies CC7, H9, EN1, EN3 and EN6 of the Reading Borough Local Plan.

Sustainability

Policy CC1 states that a positive approach to considering development proposals will be taken that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework (NPPF).

Policy CC2 states that proposals for new development, including the construction of new buildings and the redevelopment and refurbishment of existing building stock, will be acceptable where the design of the building and site layouts use energy, water, minerals, materials and other natural resources appropriately, efficiently and with care and take account of the effects of climate change.

Whilst the above policy is not directly applicable to this type of application, officers note that the proposed development is a means to maximise the use of energy efficiency and energy conservation, utilising the existing layout of the building and its orientation in efforts to reduce overall energy demand.

Residential Amenity

Policy H9 states that an extension will be acceptable where it does not result in an overbearing impact on neighbours. Policy H10 seeks to ensure that the amenity of gardens and other outdoor areas are not compromised. Policy CC8 states an extension to a house will be acceptable where it will not cause a significant detrimental impact to the living environment of existing or new residential properties.

Due to the nature of the proposal, there are no identified risks of the development causing any detrimental harm to neighbouring amenity in terms of overbearing effects, loss of sunlight/daylight, or privacy and overlooking. The risk of glare is low.

6. CONCLUSION

The proposed development has been assessed as set out above and is considered to be acceptable on that basis, subject to the following conditions.

7. RECOMMENDATION

Recommended Conditions:

1. Time limit
2. Approved plans/documents