

ENVIRONMENT DEPARTMENT PLANNING DIVISION

OPEN PLANNING MEETING AGENDA

An Open Planning Meeting will be held at Beau Sejour, Cambridge or Delancey rooms, on **Tuesday 10/09/2013** at 8.45am for a 9.00am start.

The following application will be considered at the Open Planning Meeting:-

Agenda Item :-

APPLICATION NUMBER:	FULL/2013/2051
APPLICATION ADDRESS:	Folly's End, St Peter's Valley, St Martin.
DESCRIPTION OF WORK:	Install solar PV panels on roof on south west elevation of dwelling.
NAME OF APPLICANT:	Mr & Mrs A Mauger

The agenda for the open planning meeting, along with the planning application report relating to the application to be considered, which follows below, are made available five working days before the date of the Open Planning Meeting on the Department's website and also in hard copy at the Department's offices. The planning application report below contains a summary of consultation responses and of any representations received on the application from third parties.

There will be provision for **public speaking** at the open planning meeting. The opportunity to speak is afforded only to persons who:

a) have submitted a representation in writing within the period specified for publicity of the application under section 10 of the Land Planning and Development (General Provisions) Ordinance, 2007, along with the applicant and/or their agent for the application; and

b) who have notified the Department in writing (by letter or by e-mail addressed to Planning@gov.gg) of their intention to speak which is received by the Department by 12.00 Noon on the working day immediately preceding the date of the Open Planning Meeting.

Application No: FULL/2013/2051
Property Ref: J00441A001
Valid date: 15/07/2013
Location: Folly's End St Peter's Valley St. Martin Guernsey GY4 6NQ
Proposal: Install solar PV panels on roof on south west elevation of dwelling
Applicant: Mr & Mrs A Mauger

RECOMMENDATION - Grant: Planning Permission

CONDITIONS

1. All development authorised by this permission must be carried out and must be completed in every detail in accordance with the written application, plans and drawings referred to above. No variations to such development amounting to development may be made without the permission of the Environment Department under the Law.

Reason - To ensure that it is clear that permission is only granted for the development to which the application relates.

2. The development hereby permitted shall be begun within 3 years from the date of grant of this permission.

Reason - This condition reflects section 18(1) of the Land Planning and Development (Guernsey) Law, 2005 which states that planning permission ceases to have effect unless development is commenced within 3 years of the date of grant (or such shorter period as may be specified in the permission).

3. The development hereby permitted and all the operations which constitute or are incidental to that development must be carried out in compliance with all such requirements of The Building (Guernsey) Regulations, 2012 as are applicable to them, and no operation to which such a requirement applies may be commenced or continued unless (i) plans relating to that operation have been approved by the Environment Department and (ii) it is commenced or, as the case may be, continued, in accordance with that requirement and any further requirements imposed by the Environment Department when approving those plans, for the purpose of securing that the building regulations are complied with.

Reason - Any planning permission granted under the Law is subject to this condition as stated in section 17(2) of the Land Planning and Development (Guernsey) Law, 2005.

OFFICER'S REPORT

Site Description:

The application site contains a detached 1½ storey bungalow with side extension and attached garage. The application site is within a non-designated area of the Rural Area Plan.

The application has been submitted by a member of the Department's senior staff and therefore must be determined by the Board within the terms of the approved scheme of delegation.

Relevant History:

2012 Erect porch at rear, granted.
2005 Extend and alter dwelling and install a roof light, granted.

Existing Use(s):

Residential use class 1.

Brief Description of Development:

The application is for the installation of solar PV panels on the south west (front) section of the roof. The panels would be sited around one of the front elevation roof lights in a 3 x 3 row.

Relevant Policies of any Plan, Subject Plan or Local Planning Brief:

Rural Area Plan:
RGEN1 Sustainable Development
RH6 Extension and alteration to an existing dwelling

Representations:

None.

Consultations:

None.

Summary of Issues:

- Sustainable Development
- Impact on visual amenity
- Impact on residential amenity

Assessment against:

- 1 - Purposes of the law.
- 2 - Relevant policies of any Plan, Subject Plan or Local Planning Brief.
- 3 - General material considerations set out in the General Provisions Ordinance.
- 4 - Additional considerations (for protected trees, monuments, buildings and/or SSS's).

Rural Area Plan Policy RH6 presumes in favour of extensions and alterations to dwellings where they do not conflict with other policies. The application relates to installation of solar panels which in terms of general sustainability, use of renewable energy and reduction of carbon emissions would be encouraged in principle having regard to Policy RGEN1.

The Law also requires that the general material planning considerations be taken into account, including appropriateness of design and the effect of development on character and amenity.

The application is for the installation of a bank of solar panels to the front elevation of the dwelling. The panels would be sited off centre to the North West side of the roof slope and be

positioned around one of the existing roof lights. Each panel would be 0.9m x 1.6m and have a non reflective coating. They would sit approximately 15cms off the roof slope.

The property already has a number of solar panels to the rear elevation (installed as exempt development) and the same design of panel would be utilised to the front elevation under the current proposal.

Although the property is in an elevated position within the St. Peter's Valley, due to the orientation of the property on the plot, the surrounding properties and the alignment of the road, the house is only seen within its immediate surroundings, and not in more distant views. Furthermore, the difference in ground levels means that the panels would not be seen from the north and only seen from a limited section of road from the south.

Although the overall visual appearance of the development could be improved by positioning the panels centrally on the roof slope, there is a tree (protected by condition) to the south west corner of the site that casts shadows over part of the roof slope and the efficiency of the panels would therefore be affected were they to be installed centrally on the roof slope.

Taking into account the constraints of the site and the limited impact on visual amenity, it is considered on balance that the development is acceptable as proposed. The application has been assessed in light of the relevant Development Plan policies, the purposes of the Law and the general material planning considerations and given the above it is considered that the installation of the solar panels can be supported.

Date: 27th August 2013