



Planning Committee Date	March 8 2023
Report to	South Cambridgeshire District Council Planning Committee
Lead Officer	Joint Director of Planning and Economic Development
Reference	22/05313/HFUL
Site	19 Foxton Road, Barrington, CB22 7RN
Ward / Parish	Barrington
Proposal	Installation of 12 No. solar panels on a rear flat roof.
Applicant	Mr Daniel Ostheimer
Presenting Officer	Beth Clark
Reason Reported to Committee	Application submitted by relative of an officer of the Council
Member Site Visit Date	N/A
Key Issues	1. Design, layout, scale 2. Residential amenity
Recommendation	APPROVE subject to conditions

1.0 Executive Summary

- 1.1 The application seeks planning permission for 12 panels on a rear flat roof
- 1.2 Officers consider that the proposal would have little impact on the character and appearance of the street scene and surrounding area, and an acceptable impact on the appearance of the existing dwelling.
- 1.3 The proposal will have a negligible impact on the residential amenity of neighbouring properties.
- 1.4 The application has been brought before planning committee as the applicant is related to a member of staff at South Cambridgeshire District Council.
- 1.5 Officers recommend that the Planning Committee Approve the application

2.0 Site Description and Context

None relevant	X	Tree Preservation Order	
Conservation Area		Local Nature Reserve	
Listed Building		Flood Zone 1	X
Building of Local Interest		Green Belt	
Historic Park and Garden		Protected Open Space	
Scheduled Ancient Monument		Controlled Parking Zone	
Local Neighbourhood and District Centre		Article 4 Direction	

*X indicates relevance

- 2.1 The proposal site is located within the Development Framework boundary of Barrington. The application site is not within a conservation area and there are no listed buildings located within close proximity. The application site is located within flood zone 1 (low risk) and not within an area identified as at risk from surface water flooding.
- 2.2 The site is a semi-detached bungalow and access via Foxton Road. Foxton road and Malthouse Way run parallel, either side of the dwellinghouse. The site benefits from off-road parking to the front and garden amenity space to the rear. The site surrounded by residential properties, with a detached chalet style bungalow to the east, and the adjoining bungalow to the west.

3.0 The Proposal

- 3.1 The proposal is for 12 no. solar panels on the rear flat roof.

3.2 The application consists of two rows of six solar panels, projecting from the rear roof of the dwellinghouse. The solar panels will be mounted and tilted at 15 degrees, projecting from the flat roof by approximately 22cm at their highest point. The solar panels face towards the south of the site and are visible from the rear amenity area of the host dwelling.

4.0 Relevant Site History

Reference	Description	Outcome
21/04594/HFUL	Loft conversion	Committee Decision – permitted
S/0111/13/FL	Single storey side & rear extension	Permitted
SC/0207/59/	Erection of pair of bungalows	Permitted

5.0 Policy

5.1 National

National Planning Policy Framework 2021
National Planning Practice Guidance
National Design Guide 2021

5.2 South Cambridgeshire Local Plan 2018

S/1 – Vision
S/2 – Objectives of the Local Plan
S/3 – Presumption in Favour of Sustainable Development
S/7 – Development Frameworks
HQ/1 – Design Principles

5.3 Supplementary Planning Documents

Biodiversity SPD – Adopted February 2022
Sustainable Design and Construction SPD – Adopted January 2020

6.0 Consultations

6.1 Parish Council – No comment

7.0 Third Party Representations

None received

8.0 Member Representations

None received

9.0 Assessment

Principle of Development

- 9.1 Policy S/7 of the Local Plan states that outside development frameworks, only allocations within Neighbourhood Plans that have come into force and development for agriculture, horticulture, forestry, outdoor recreation and other uses which need to be located in the countryside or where supported by other policies in this plan will be permitted.
- 9.2 The application is located within the development framework boundary of Barrington where policy S/7 of the Local Plan supports the principle of residential development. The principle of development is therefore considered to be acceptable.

Design, Layout, Scale and Landscaping

- 9.3 Policy HQ/1 'Design Principles' provides a comprehensive list of criteria by which development proposals must adhere to, requiring that all new development must be of high-quality design, with a clear vision as to the positive contribution the development will make to its local and wider context.
- 9.4 The proposal is for the installation of twelve solar panels, set over two rows on the rear roof of the semi-detached dwellinghouse, no. 19 Foxton Road, Barrington. The rear flat roof faces south, towards the amenity garden of the host dwelling.
- 9.5 Due to the nature of the flat roof, the panels are mounted and tilted at an angle of 15 degrees, with the highest point of the panel measuring 22cm above the flat roof, and the lowest point measuring 4cm above the roof. The individual panels measure approximately 1.7m in length, by 1m wide and are 35mm (3.5cm) thick. The threshold for the height of solar panels installed under permitted development rights is 20cm, therefore these panels measure approximately 2cm higher than what could be installed without planning permission, under permitted development.
- 9.6 Due to the minor nature of the proposal and the position of no.19 Foxton Road, it is unlikely the solar panels will be visible in the wider street scene. Even if they were, they would not be detrimental to the character of the area. The proposal is therefore deemed compatible with its location and appropriate in terms of scale, mass, siting, design, proportion in relation to the surrounding area.

- 9.7 Overall, the proposed development is considered to be visually appropriate in the context of the host dwelling and the wider locality. The proposal is compliant with South Cambridgeshire Local Plan (2018) policy HQ/1.

Amenity

- 9.8 Policy HQ/1 (n), sets out that proposals must protect the health and amenity of occupiers and surrounding uses from development that is overlooking, overbearing or results in a loss of daylight or development which would create unacceptable impacts such as noise, vibration, odour, emissions and dust.
- 9.9 The impact on neighbouring properties is limited and it is likely only the neighbours of 19a and 21 Foxton Road would be marginally impacted. The proposed solar panels are likely to be visible from the rear amenity spaces of the neighbouring properties either side of the host dwelling (no. 19 Foxton Road), however given the minor scale of the development and that the solar panels will be marginally taller than what can be erected under permitted development, it is concluded that there would be no negative impact on residential amenity. They would not be overbearing or cause an unreasonable sense of enclosure.
- 9.10 The proposal adequately respects the amenity of its neighbours and of future occupants and the proposal is compliant with policy HQ/1.

Planning Balance

- 9.11 Planning decisions must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38[6] of the Planning and Compulsory Purchase Act 2004).
- 9.12 Having taken into account the provisions of the development plan, NPPF and NPPG guidance, the views of statutory consultees and wider stakeholders, as well as all other material planning considerations, the proposed development is recommended for approval.

10.0 Recommendation

Approve subject to:

1. Time Limit

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In accordance with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2. Drawings

The development hereby permitted shall be carried out in accordance with the approved plans as listed on this decision notice.

Reason: In the interests of good planning, for the avoidance of doubt and to facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.