



**Report of the Chief Planning Officer**

**PLANS PANEL EAST**

Date: 28<sup>th</sup> October, 2010

**Subject: APPLICATION 10/03829/FU - 12 roof-mounted solar panels to side at Casa Blanca, Church Causeway, Thorp Arch, Wetherby, LS23 7AE**

**APPLICANT**  
Mrs W Kemp

**DATE VALID**  
13.09.2010

**TARGET DATE**  
08.11.2010

**Electoral Wards Affected:**  
Wetherby

Ward Members consulted  
(referred to in report)

**Specific Implications For:**

Equality and Diversity

Community Cohesion

Narrowing the Gap

**RECOMMENDATION:**

**GRANT PLANNING PERMISSION subject to the following conditions:**

1. Development permitted shall be begun before the expiration of three years from the date of this permission.
2. Development permitted shall be carried out in accordance with the approved plans listed in the Plans Schedule.

**Reasons for Approval:** The application proposal is not considered to cause to the harm to the character or visual amenities of the area and is considered to comply with policies GP5, BD6 and N19 of the UDP Review 2006, HE1.1 of PPS5: Planning for the Historic Environment and further information contained within the Thorp Arch Village Design Statement, having regard to all other material considerations and as such the application is considered acceptable.

**1.0 INTRODUCTION:**

- 1.1 The application is reported to Panel for determination with a request for a site visit at the request of Councillor J Procter given the sites location within and the proposals

impact on the Conservation Area, as well as the views available of the site from the edge of the village.

## **2.0 PROPOSAL:**

2.1 The applicant seeks permission for 12 solar panels to be erected on the side elevation of their property. These will be in two rows of 6 panels and cover roughly two thirds of the side roof (facing east). They will project 85mm beyond the tiles currently on the roof.

## **3.0 SITE AND SURROUNDINGS:**

3.1 The application site consists of a detached property set at the end of a row of dwellings of differing house types and styles. It is set on the outskirts of the Thorp Arch conservation area with open fields to the east. The property is rendered and has a prominent front gable, the main section has a pitched roof but a flat roof section is also in place. The property is set in good sized grounds and is set back from the highway. A detached garage is located at the end of the drive. Solar panels are also in place on the front elevation but these have been on the property for many years before the site was within the conservation area.

## **4.0 RELEVANT PLANNING HISTORY:**

4.1 None.

## **5.0 HISTORY OF NEGOTIATIONS:**

5.1 None.

## **6.0 PUBLIC/LOCAL RESPONSE:**

6.1 Three local residents have written in to support the scheme.

## **7.0 CONSULTATIONS RESPONSES:**

7.1 Thorp Arch Parish Council - No objections to the fitting of the solar panels. However, it was suggested that LCC Highways might check that there is no danger of motorists on Church Causeway being dazzled by reflected sunlight.

## **8.0 PLANNING POLICIES:**

8.1 Local – Leeds Unitary Development Plan (Review 2006) Policies:  
GP5: Gives advice in relation to new development stating that all new development should not have a detrimental impact on amenity.  
BD6: Gives advice in relation to extensions to residential properties which states that extensions should respect the scale, form, detailing and materials of the original building.  
N19: Development within the conservation area should preserve or enhance the area.

## **9.0 MAIN ISSUES**

9.1 Conservation Area.

Townscape / Design and Character.  
Overshadowing / Over dominance.  
Representations

## **10.0 APPRAISAL**

### **Conservation Area**

- 10.1 The site is located in a prominent position as it is the first property along this section of Church Causeway, a road that extends into the centre of the conservation area and consequently any development to the side will be visible from the public highway. In this instance the property is not a period dwelling unlike many throughout Thorp Arch, rather it is a typical post war detached house with few architectural features worthy of retention. It is not mentioned in the Thorp Arch Conservation Area Appraisal and Management Plan as a building of interest and is constructed using standard post war materials including concrete roof tiles and render. Therefore, the solar panels are not considered to harm the features or character of the dwelling.
- 10.2 PPS 5: Planning for the Historic Environment discusses development that seeks to combat climate change. This sets out the government objectives and supports modifications to certain heritage assets so as to reduce carbon emissions and secure sustainable development, including enhancing energy efficiency. Given the national policy guidance and the style of the host dwelling the incorporation of solar panels is considered to be consistent with policy and on balance the character of the area will be preserved by this proposal.

### **Townscape / Design and Character**

- 10.2 As discussed above the panels set on the roof will be visible from the highway. Whilst they do introduce a further material on the existing roof, this is not considered to contrast adversely enough with the concrete tiles to be considered harmful. The effects of the panels on the roofscape can be broadly seen already as panels are in place on the front elevation. These panels were added some years ago and consequently do not require consent. Here they are visible but do not detract from the character of the property, nor do they make the roofscape overly dominant in relation to the dwelling as a whole. They follow the shape of the roof, are set within the roofscape on all sides and only project 85mm beyond the original plane, creating little additional mass.

### **Overshadowing / Over dominance**

- 10.3 Due to nature of solar panels and their position on the existing roof no overshadowing / dominance is anticipated.

### **Representations**

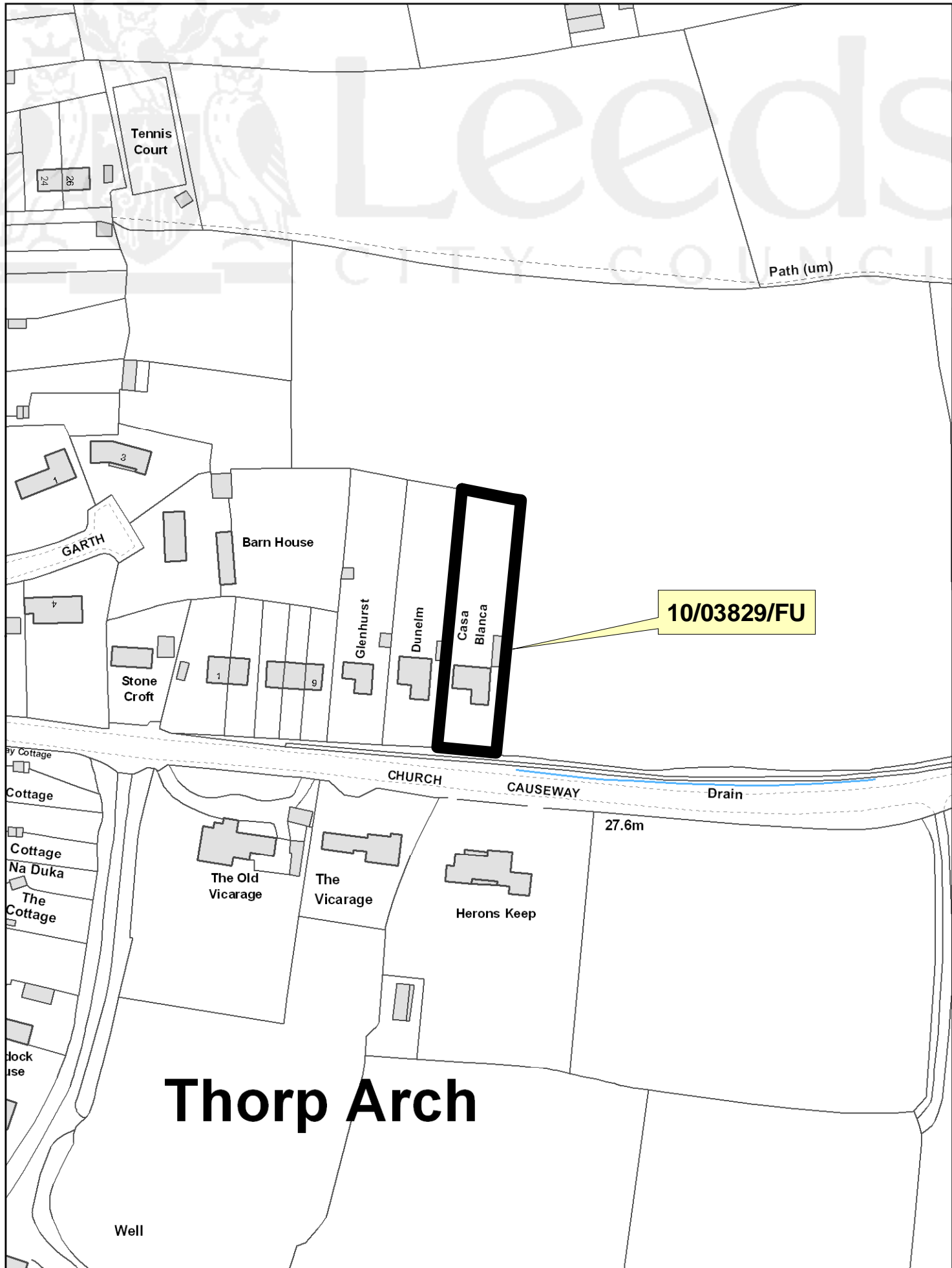
- 10.4 Letters of support have been received from the owners of the three closest neighbouring properties. The comments from Thorp Arch Parish Council have been noted, solar panels primary function is to absorb light and they are not considered to be reflective enough to harm passing motorists in this case.

## **11.0 CONCLUSION**

- 11.1 Consideration has been given to all material planning considerations and on balance it is recommended that consent be granted. Given the small scale of the development and the character of the application property it is considered that the proposal results in harm to the character or appearance of the conservation area.

## **11.0 Background Papers:**

- 11.1 Application and history files.  
Certificate A signed by the applicant declaring that all land is owned by applicant.



# Thorp Arch

## EAST PLANS PANEL