DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/24/0814
Eastcot, Jolesfield, Partridge Green, West Sussex, RH13 8JT

DESCRIPTION:

Installation of Solar Photovoltaics (PV) array on roof of existing car barn.

RELEVANT PLANNING HISTORY:

DC/23/1605	Fell 4x Cupressus Leylandii	Application Permitted on 27.11.2023
DC/12/0401	Restoration work to dining room fireplace (Listed Building Consent)	Application Permitted on 16.04.2012
DC/10/0365	Restoration of inglenook fireplace (Listed Building Consent)	Application Permitted on 16.04.2010
DC/08/0382	Reinstatement of damaged internal areas on a "like for like" basis and removal of oak timber floor boards to be replaced with oak parquet timber flooring (Listed Building Consent)	Application Permitted on 10.04.2008
WG/76/99	2 bay car-port and garden store Site: Eastcot Jolesfield Partridge Green	Application Permitted on 11.02.2000

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
Policy 25- Strategic Policy: The Natural Environment and Landscape Character
Policy 26- Strategic Policy: Countryside Protection
Policy 28- Replacement Dwellings and House Extensions in the Countryside
Policy 31- Green Infrastructure and Biodiversity
Policy 32- Strategic Policy: The Quality of New Development
Policy 33- Development Principles
Policy 34- Cultural and Heritage Assets
Policy 40- Sustainable Transport
Policy 41- Parking

West Grinstead Neighbourhood Plan
Policies 1-9

Planning Advice Notes:
Facilitating Appropriate Development
Biodiversity and Green Infrastructure

REPRESENTATIONS AND CONSULTATIONS RESPONSES

Consultations:

HDC Conservation: No Objection

Content the solar panels will not harm the setting of the listed building.

Natural England: Standing Advice:-

It cannot be concluded that existing abstraction within the Sussex North Water Supply Zone is not having an adverse effect on the integrity of the Arun Valley SAC/SPA/Ramsar sites. Developments within Sussex North must therefore must not add to this impact and one way of achieving this is to demonstrate water neutrality. The definition of water neutrality is the use of water in the supply area before the development is the same or lower after the development is in place.

To achieve this Natural England is working in partnership with all the relevant authorities to secure water neutrality collectively through a water neutrality strategy. Whilst the strategy is evolving, Natural England advises that decisions on planning applications should await its completion. However, if there are applications which a planning authority deems critical to proceed in the absence of the strategy, then Natural England advises that any application needs to demonstrate water neutrality.

Parish Comments:

No Objection

Representations:

None received

HUMAN RIGHTS AND EQUALITY:

The application has been considered having regard to Article 1 of the First Protocol of the Human Rights Act 1998, which sets out a person's rights to the peaceful enjoyment of property and Article 8 of the same Act, which sets out their rights in respect to private and family life and for the home. Officers consider that the proposal would not be contrary to the provisions of the above Articles.

The application has also been considered in accordance with Horsham District Council's public sector equality duty, which seeks to prevent unlawful discrimination, to promote equality of opportunity and to foster good relations between people in a diverse community, in accordance with Section 149 of the Equality Act 2010. In this case, the proposal is not anticipated to have any potential impact from an equality perspective.

PLANNING ASSESSMENT

The application site is accessed via a private driveway leading off the west side of Jolesfield. The existing car barn, subject of this application, was permitted under WG/76/99 '*2 bay car-port and garden store*' and features a dual pitched roof, hipped at the sides, and is a distance of 50m west of the highway. The barn is finished in a dark oak colour and has mixed clay tiling, predominantly in darker red/brown shades.

The host dwelling, Eastcot, is a Grade II listed building, dating from the 17th Century, and is located 20m southwest of the car barn. The application site is 280m north of the Partridge Green Built Up Area Boundary and is therefore a countryside location in terms of planning policy. This part of the west side of Jolesfield is characterised by sporadic residential development including modern development and the Green Man public house.

Planning permission is sought to install a Solar Photovoltaics (PV) array on the front (south facing) roof of the existing car barn. The panels are to be installed in a single row of seven panels in a full black colour scheme to blend in with the dark colour scheme of the barn.

It is set out in the submitted heritage statement that there is no work required to connect the panels to the main house as the barn has adequately rated buried cables connecting it to the house consumer unit and its own earthing. Thus, the panels will have cables routing discretely to the interior of the barn where they will connect to an inverter and into the existing electrical fuse box in the barn. The panels themselves will protrude no more than 200mm from the front of the roof tiles and be lower than the current ridgeline of the barn. The estimated annual output of the panels in their proposed installed location is 3304 kWh, which translates to an equivalent annual saving of 0.8 CO2 Tons of greenhouse gas emissions. A storage battery is expected to be part of the installation to ensure that the generated energy can be reused at times of peak demand.

Principle of Development:

Policy 37 of the Horsham District Planning Framework (HDPF) states that proposals must seek to improve the sustainability of development. To deliver sustainable design, development should incorporate measures that, among other things, maximise energy efficiency and integrate the use of decentralised, renewable and low carbon energy. Policies 35 and 36 of the HDPF state that all development will be required to contribute to clean, efficient energy, including the use of decentralised, renewable and low carbon energy supply systems.

The use of renewable energy resources is favoured within national and local planning policy, where it considers that increasing the amount of energy from renewable and low carbon technologies will help to secure a reliable energy supply, and also help reduce greenhouse gas emissions. It is therefore considered that the principle of the development is acceptable, subject to all other material considerations.

Character and Appearance

Policies 25, 32, and 33 of the HDPF promote development that protects, conserves and enhances the landscape and townscape character from inappropriate development. Proposals should take into account townscape characteristics, with development seeking to provide an attractive, functional and accessible environment that complements the locally distinctive character of the district. Buildings should contribute to a sense of place, and should be of a scale, massing, and appearance that is of a high standard or design and layout which relates sympathetically to the landscape and built surroundings.

In addition, Policy 26 of the HDPF states that outside built-up area boundaries, the rural character and undeveloped nature of the countryside will be protected against inappropriate development. Any proposal must be of a scale appropriate to its countryside character and location, and should not lead either individually or cumulatively to a significant increase in the overall level of activity in the countryside, and protects, and/or conserves, and/or enhances, the key features and characteristics of the landscape character area in which it is located, including the development pattern of the area, its historical and ecological qualities, tranquillity and sensitivity to change; the pattern of woodlands, fields, hedgerows, trees, waterbodies, and other features; and the landform of the area.

Policy 34 of the HDPF states that applications for development affecting heritage assets will be required to reinforce the special character of the district's historic environment through appropriate siting, scale, form and design, including the use of traditional materials and techniques; make a positive contribution to the character and distinctiveness of the area; and preserve and ensure the clear legibility of locally distinctive vernacular buildings forms and their settings, features, fabric, and materials.

Paragraph 012 of the Planning Practice Guidance, "Renewable and Low Carbon Energy", states that factors to bear in mind when considering active solar technology includes: the importance of siting systems in situations where they can collect the most energy from the sun; need for sufficient area of solar modules to produce the required energy output from the system; and the colour and appearance of the modules.

The solar panels would be sited on the roof of an existing car barn, behind established boundary treatments, and would be largely screened from public views. It is considered that the proposed would

not appear unduly intrusive above the existing boundary screening. On this basis, while there would be some localised visual impact, it is not considered that the proposal would result in a level of harm which would adversely impact the nearby heritage building or the landscape character of the area, in accordance with the above policies.

Impact on Neighbouring Amenity

Policy 33 of the HDPF states that permission will be granted for development that does not cause unacceptable harm to the amenity of the occupiers/users of nearby properties and land.

The proposed solar panels would be sited away from the nearest residential properties, where it is considered that these neighbouring properties would not be adversely impacted through glare. The resulting relationship with adjoining properties would therefore be sufficient to prevent any unacceptable harm to neighbouring amenity.

Water Neutrality

There is no clear or compelling evidence to suggest the nature and scale of the proposed development would result in a more intensive occupation of the dwelling necessitating an increased consumption of water that would result in a significant impact on the Arun Valley SAC, SPA and Ramsar sites, either alone or in combination with other plans and projects. The grant of planning permission would not therefore adversely affect the integrity of these sites or otherwise conflict with policy 31 of the HDPF, NPPF paragraph 180 and the Council's obligations under the Conservation of Habitats and Species Regulations 2017.

Conclusion

The proposal is considered to comply with relevant local and national planning policies and is therefore recommended for approval.

Recommendation: Application Permitted

Conditions:

2 **Standard Time Condition**: The development hereby permitted shall begin before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

3 **Regulatory Condition**: The solar array hereby permitted shall be installed and retained in accordance with the approved details. In the event of the solar array ceasing to be used, it shall be removed and the site made good, as soon as is reasonably practicable and no later than six months after the cessation of their use.

Reason: In the interests of good planning and making best use of resources and in accordance with Policies 33 and 36 of the Horsham District Planning Framework (2015).

POSITIVE AND PROACTIVE STATEMENT

Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, in order to be able to, where possible, grant permission.

Plans list for: DC/24/0814
(The approved plans will form Condition 1 on the Decision Notice of all Permitted applications)

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Location plan	Location Plan	NONE	27.05.2024
Block plan	Site Plan	NONE	27.05.2024
Elevation plan	Existing Elevations	MPD-A-001	27.05.2024
Elevation plan	Proposed Elevations	MPD-A-002	27.05.2024
Roof plan	Proposed Roof Layout	MPD-A-003	27.05.2024

DELEGATED

Case Officer sign/initial Steve Astles Date: 22.07.2024

Authorising Officer sign/initial Tamara Dale Date: 29.07.2024