

PLANNING APPLICATION NUMBER:P10/1235

Type of approval sought	Full Planning Permission
Ward	SEDGLEY
Applicant	Mr Stuart Walters
Location:	CLEE VIEW BARN, EDGE HILL DRIVE, SEDGLEY, DUDLEY, DY3 3RH
Proposal	INSTALLATION OF 8 NO. SOLAR PV PANELS
Recommendation Summary:	APPROVE SUBJECT TO CONDITIONS

SITE AND SURROUNDINGS

1. The application site measures 0.03 hectares and contains a two storey barn conversion which forms part of a locally listed farm building complex of Hickmerelands Farm. Positioned to the north of the site is a two storey barn which forms part of the farmyard complex of Hickmerelands Farm with the main farm house being situated on the opposite side of the farmyard complex.
2. Vehicular access to the site is gained off the turning head of Edge Hill Drive, a cul-de-sac fronted by semi-detached residential properties to the northern side only and which forms part of the wider well established residential estate of the Northway. Fronting the southern side of Edge Hill Drive are located small livestock grazing paddocks. The access track of single vehicular width, wraps around the front and side of the farm house and to the east of the farm yard and terminates to the south of the application site. This vehicular track also provides gated access to the livestock grazing fields forming part of Hickmerelands Farm predominantly to the east of the main farm complex. These fields form part of the wider Landscape Heritage Area.
3. Positioned abutting the western boundary of the application site are further small livestock grazing paddocks whilst to the south-west of the site is 'The Barn', No.

7 Meadow View, a two storey barn of pitched roof construction which occupies an elevated position at the head of the residential cul-de-sac of Meadow View. Historically, Ordnance Survey records show that 'The Barn' was already in existence at the time of compilation of the first edition Ordnance Survey Map of 1882-1887. The residential properties fronting both Meadow View and Edge Hill Drive are located at a substantially lower level than the application site, No. 7 Meadow View and Hickmerelands farm complex.

4. The application site has previously benefited from a single storey rear extension and a rear projecting dormer window. The rear garden area of the application site is enclosed by a 2 metre high feather board timber fence whilst a 2 metre high plus hedge also forms part of the southern boundary treatment. Also positioned along this boundary but set in from it is a pitched roof garage to the sites frontage and a flat roof timber shed and timber structure positioned to the rear of the garage.

PROPOSAL

5. The application is for full planning permission for the erection of 8 No. Solar PV panels each measuring 0.8 metres in width by 1.6 metres in length and 0.4 metres in depth. 4 No. would be located upon the southern pitched roof plane of the garage and orientated at a 45 degree angle with the remaining 4 No. located upon the timber structure to the rear of the garage and forming part of the timber shed and orientated at a 20 degree angle.

HISTORY

6. Application Site

APPLICATION No.	PROPOSAL	DECISION	DATE
P04/1513	Full planning permission for a barn conversion to create three new dwellings	Approved with conditions	25 April 2005
P07/0462	Full planning permission for a rear garden room extension	Approved with	02 May

		conditions	2007
P08/0449	Full planning permission for a rear dormer to the bathroom	Approved with conditions	13 May 2008

7. Permission for the barn conversion to create three new dwellings under planning reference (P04/1513) was approved with conditions. One of those conditions related to the removal of permitted development rights afforded to the new dwellings to safeguard the amenities of the surrounding occupiers of the dwellings and the character of the Locally Listed Building.

8. The Barn, No. 7 Meadow View

APPLICATION No.	PROPOSAL	DECISION	DATE
85/51640	Full planning permission for the conversion of the barn to domestic purposes	Approved with conditions	24 October 1985
96/50650	Full planning permission for the erection of an extension to form a garage with a playroom over	Approved with conditions	07 August 1996

PUBLIC CONSULTATION

9. The application was advertised by way of neighbour notification letters being sent to the occupiers of two properties within close proximity to the site. The final period for written representations expired on 15 October 2010.

10. In response to the consultation exercise, correspondence has been received from a local resident in the form of a written objection. The main areas of concern are;

- Outlook compromised;
- Recreational enjoyment of the garden area compromised; and
- Loss of private amenity area.

OTHER CONSULTATION

11. None required.

RELEVANT PLANNING POLICY

12. Unitary Development Plan

DD1 Urban Design

DD4 Development in Residential Areas

HE1 Local Character and Distinctiveness

HE2 Landscape Heritage Area

HE5 Building of Local Historic Importance

EP10 Renewable Energy

13. National Planning Guidance

PPS1 Delivering Sustainable Development

PPS22 Renewable Energy

PPS23 Planning and Pollution Control

ASSESSMENT

14. Key Issues

- Principle
- Impact upon the character of the area
- Impact upon residential amenity

Principle

15. Opportunities should be taken where practicable to use sustainable sources of energy, such as wind and solar power, which do not emit harmful gases or reduce future availability. The provision of renewable energy resources within proposed or existing developments can assist in the diversity and continued supply of energy. In

addition, it can help in reducing harmful emissions into the environment which can help in meeting international commitments on limiting greenhouse gas emissions.

16. Planning Policy Statement 22: Renewable Energy encourages the use of solar technology which it states is well suited to the urban environment as it is silent and clean in operation.
17. Policy EP10 (Renewable Energy) of the adopted Dudley Unitary Development Plan (2005) states that the Council will encourage local community level renewable energy schemes:

“...where it would not significantly harm the natural or built environment nor have a significant adverse effect on the amenity of nearby residents.”

Impact upon the character of the area

18. Policy DD4 (Development in Residential Areas) of the adopted Dudley Unitary Development Plan (2005) applies in the consideration of development proposals within residential areas. Policy DD4 seeks to ensure that development would not adversely affect the character of the area or residential amenity. Policy DD4 also states that the scale, nature and intensity of the proposed development should be in keeping with the character of the area. This is reiterated by Policy HE5 (Buildings of Local Importance) of the adopted Dudley Unitary Development Plan which resists inappropriate alterations or extensions to buildings or structures on the local list or have a detrimental impact on the setting or context of buildings or structures on the local list.
19. Policy HE2 (Landscape Heritage Areas) of the adopted Dudley Unitary Development Plan states that within designated Landscape Heritage Areas, development would be resisted which would be detrimental to the character, quality and historic integrity of the landscape as well as views into, from or within Landscape Heritage Areas.

20. Hickmerelands Farm is a rare survival of a farm complex within the Dudley Borough. The application site in particular was developed into a residence from a historic ancillary farm building. This is therefore a very sensitive location and one where the Council would not wish to see significant domestication of the area which could detract from its agricultural character. With this in mind, although the application site forms part of the 'Locally Listed' designation of 'Hickmerelands Farm', the structures where the panels are proposed to be erected (on the garage and shed) are non-historic. The proposals would also face south, away from the historic section of the site, therefore it is considered that there would not be a negative impact on the setting of the Locally Listed building in accordance with Policy HE5 of the adopted Dudley Unitary Development Plan.

21. The adjacent property to the south side ('The Barn', No. 7 Meadow View) appears on 1st Edition Ordnance Survey Map, dating it to before the late 1800's. The Panels would be visible when viewed from the garden of this property; however this building cannot be treated as part of the Locally Listed structure as it clearly does not read as being part of the farm complex. As the proposals would only really be visible from the garden area of this property, and very little of the wider area, it is not reasonable to argue a significant loss to local character and distinctiveness as stated within Policy HE1 (Local Character and Distinctiveness) of the adopted Dudley Unitary Development Plan.

22. The proposed panels would be visible from higher up the slope of the adjacent Landscape Heritage Area to the east of the site but they would not be visible when standing on the track at the bottom of the slope (i.e. at normal ground level) and thus as the panels would not be seen to a material extent and therefore would not have a negative impact on the setting of the Landscape Heritage Area and would accord with Policy HE2 of the adopted Dudley Unitary Development Plan.

Impact upon residential amenity

23. The siting of the panels within the site has been chosen with regard to the orientation of the sun to benefit from maximum solar gain. The bank of 4 No. solar

PV panels to be located upon the southern pitched roof plane of the garage and orientated at a 45 degree angle would have a maximum projection of 0.4 metres from the tiled roof plane. The remaining 4 No. solar PV panels located upon timber structure to the rear of the garage and forming part of the timber shed would also benefit from a southerly orientation and would be orientated at a 20 degree angle with a maximum projection of 0.4 metres.

24. The proposed panels would be built adjacent to, and set in from the southern boundary with No. 7 Meadow View. This property is positioned some 20 metres from the application property, to the south west. No. 7 fronts the cul-de-sac turning head of Meadow View and is elevated relative to this highway, the topography of the surrounding land results in the land rising towards the rear of No. 7 to allow this property to be level with the application property and the first floor of the rear two storey element of No. 7 which benefits from a glazed patio door to allow unrestricted access and views onto the rear garden area adjacent to the shared common boundary between No. 7 and the application site.
25. The panels would have no adverse impact upon this neighbouring property in terms of loss of privacy or daylight and whilst outlook may be compromised by the addition of these panels, it is considered that they would not adversely affect the neighbour's outlook to such an extent that a refusal of permission would be justified because the separation distance of some 20 metres between the properties and the panels being mounted at a low angle to reduce their visual impact, especially as they would be screened by the existing hedge which forms the shared boundary. It is therefore considered that there would be no demonstrable harm to this property in terms of loss of light, privacy or outlook as a result of the proposal. In this respect, the proposal therefore complies with Policy DD4 of the adopted Dudley Unitary Development Plan.

CONCLUSION

26. The Council wish to support the general principle of sustainability and as the proposals affect the modern built fabric only; it is considered that the proposed

Solar PV Panels would not prejudice the sensitive historic fabric whilst the development would be unlikely to cause harm to either visual or residential amenity especially as it is silent and clean in operation. The proposal is therefore considered compliant with policy and the associated guidance.

RECOMMENDATION

27. It is recommended that the application be **approved subject to conditions**.

Reason for approval

The Council wish to support the general principle of sustainability and as the proposals affects the modern built fabric only; it is considered that the proposed Solar PV Panels would not prejudice the sensitive historic fabric whilst the development would be unlikely to cause harm to either visual or residential amenity especially as it is silent and clean in operation. The proposal is therefore considered compliant with policy and the associated guidance.

The decision to grant planning permission has been taken with regard to the policies in the adopted Dudley Unitary Development Plan (2005) and to all relevant material considerations.

The above is intended as a summary of the reasons for the grant of planning permission. For further detail on the decision please see the application report.

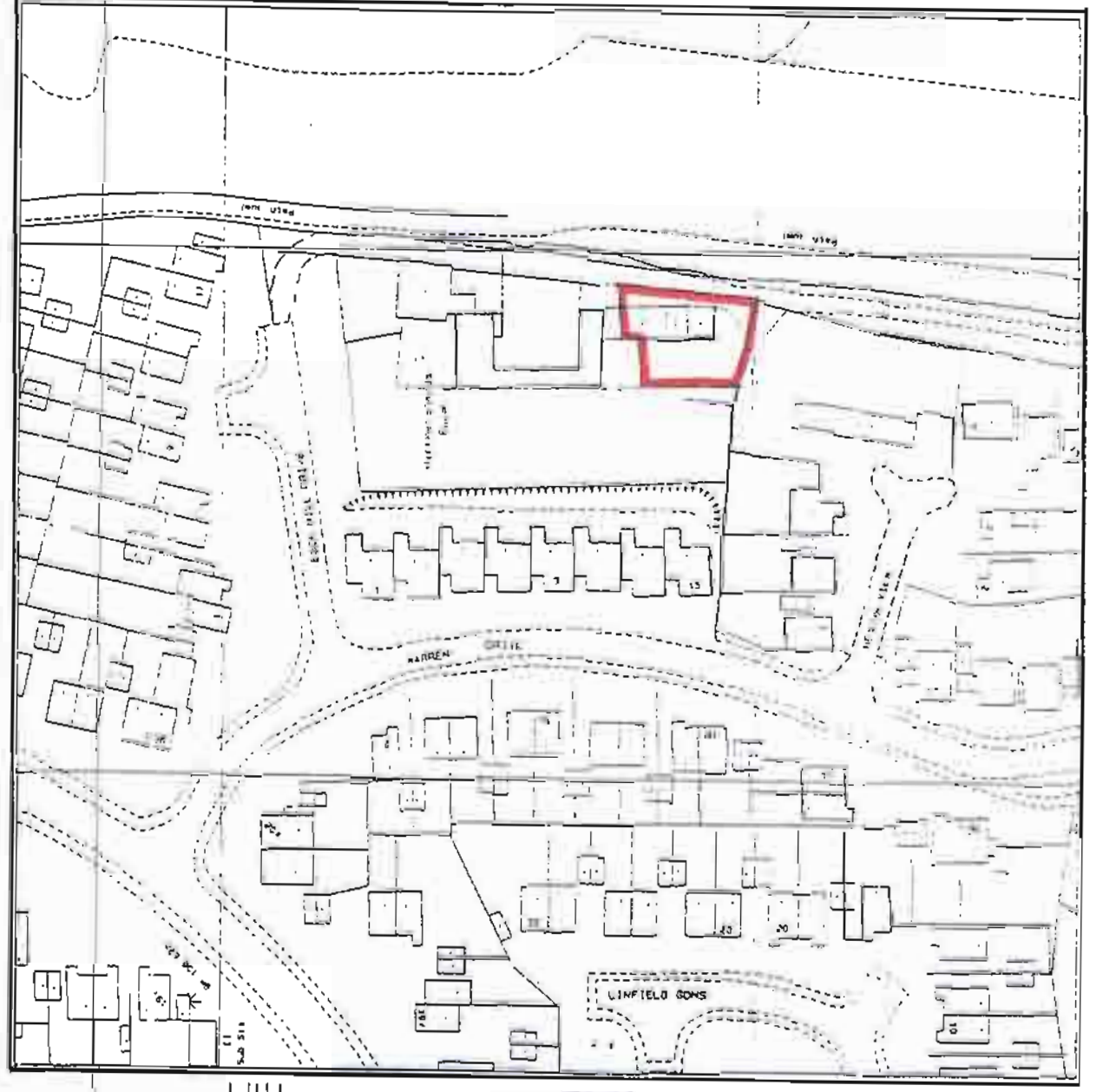
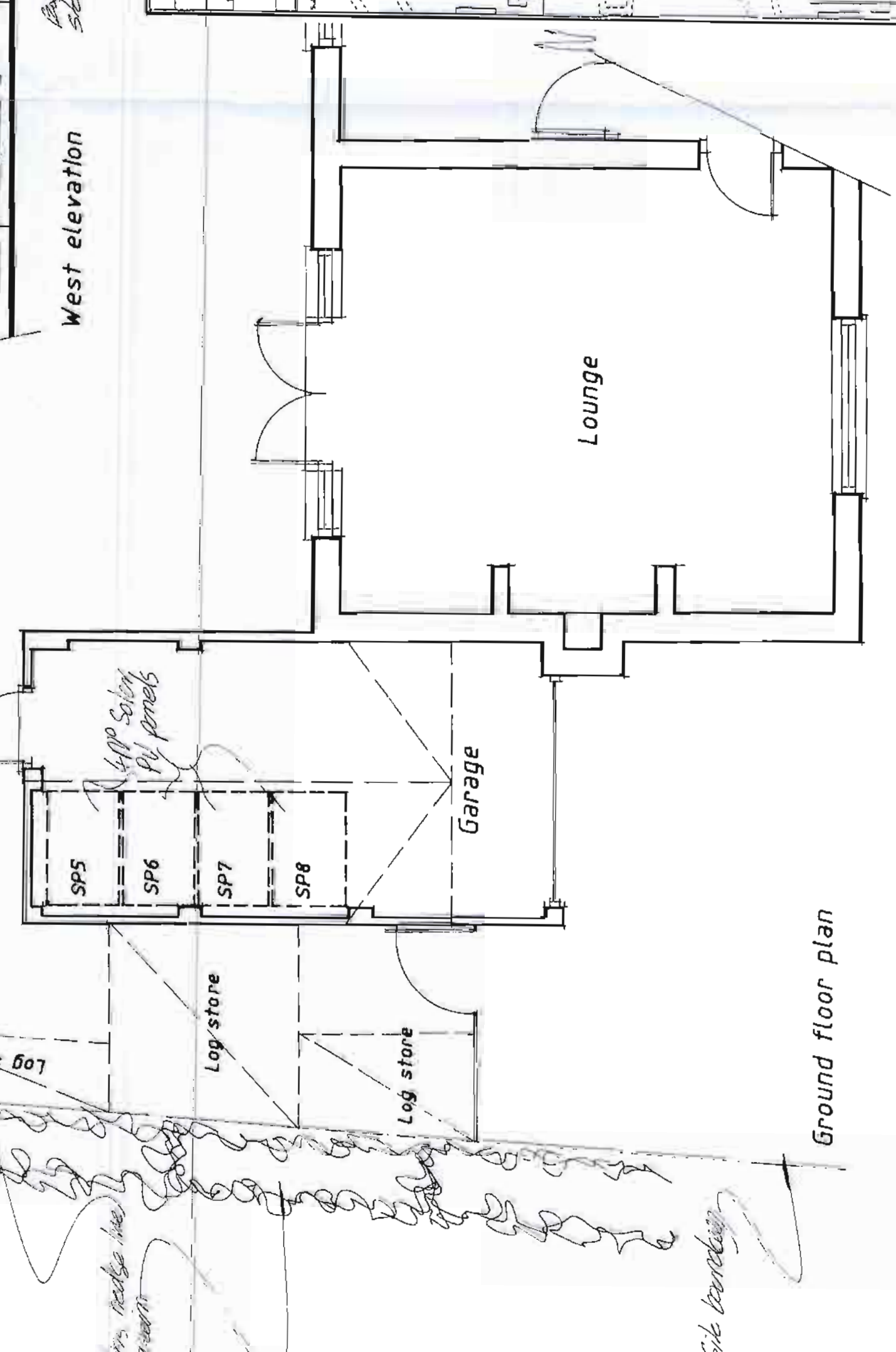
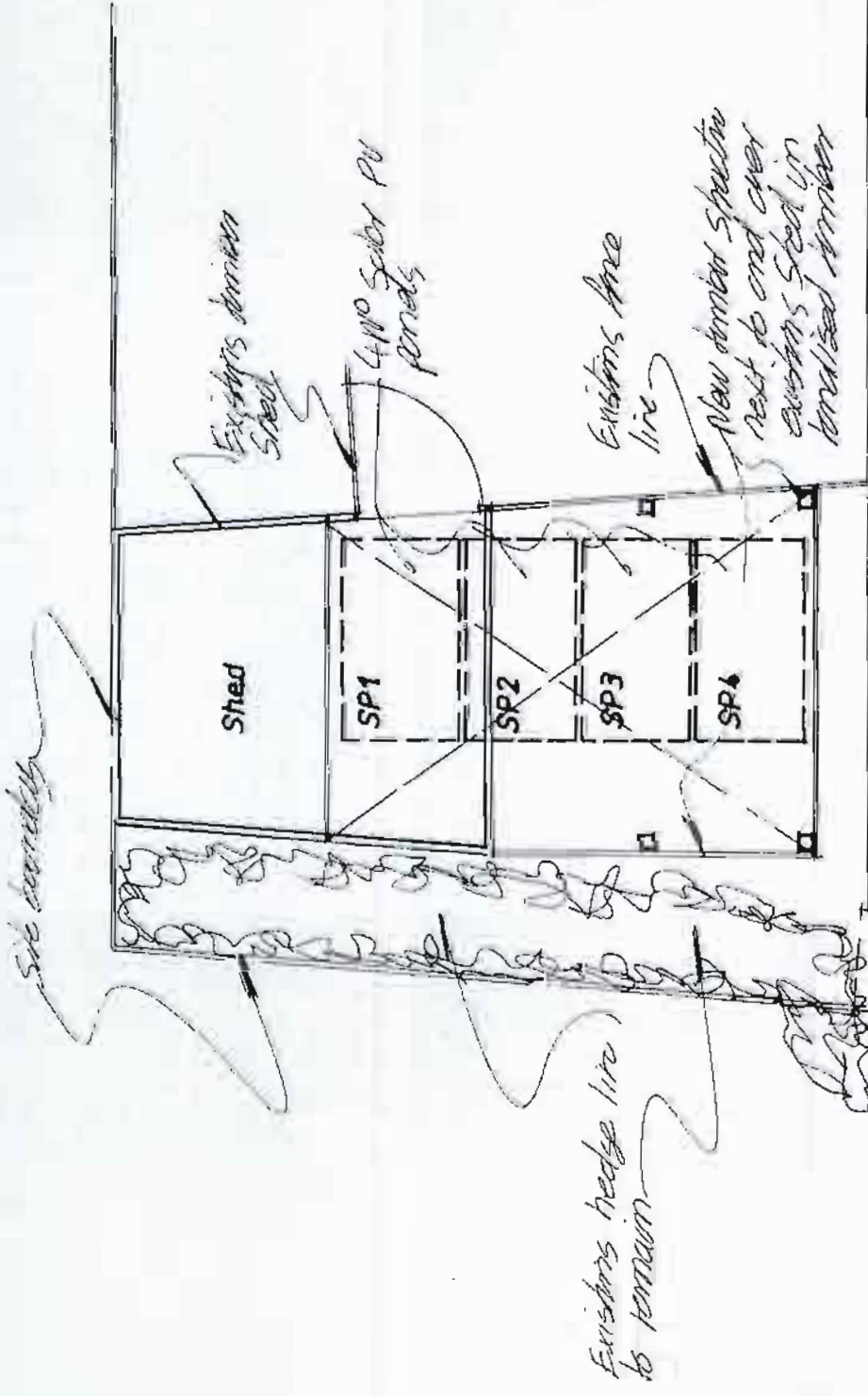
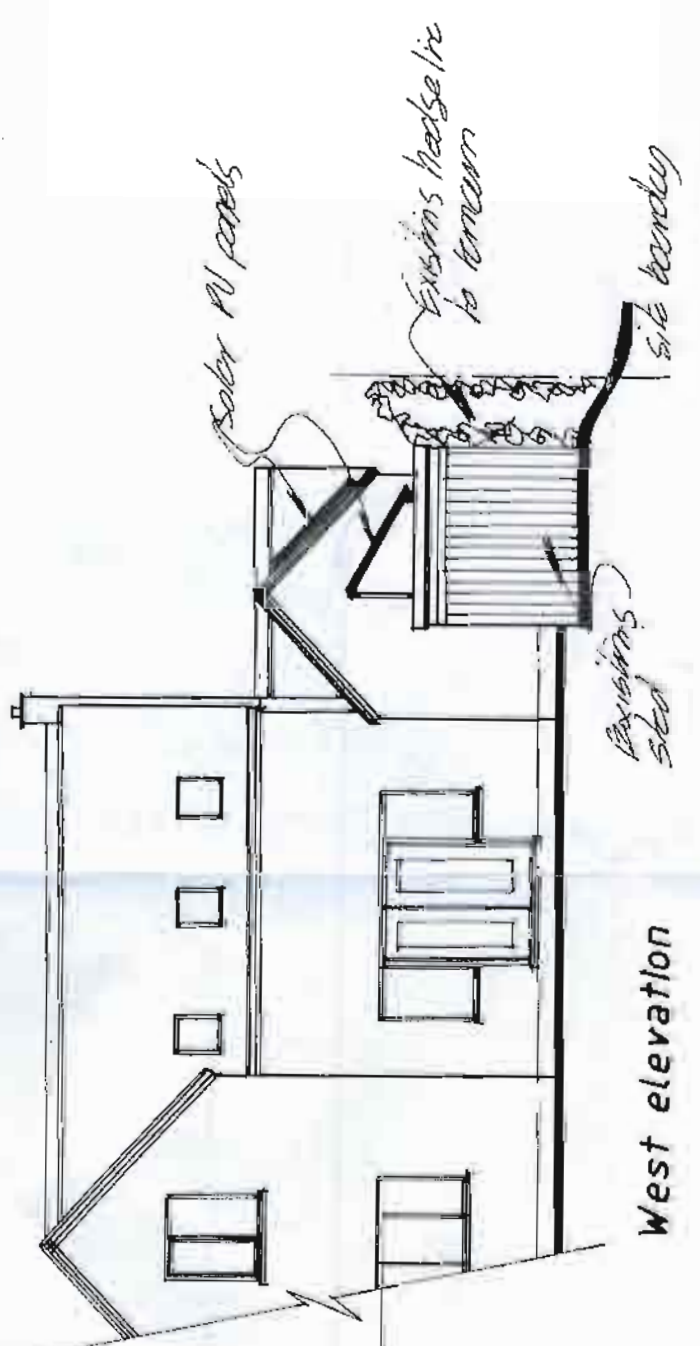
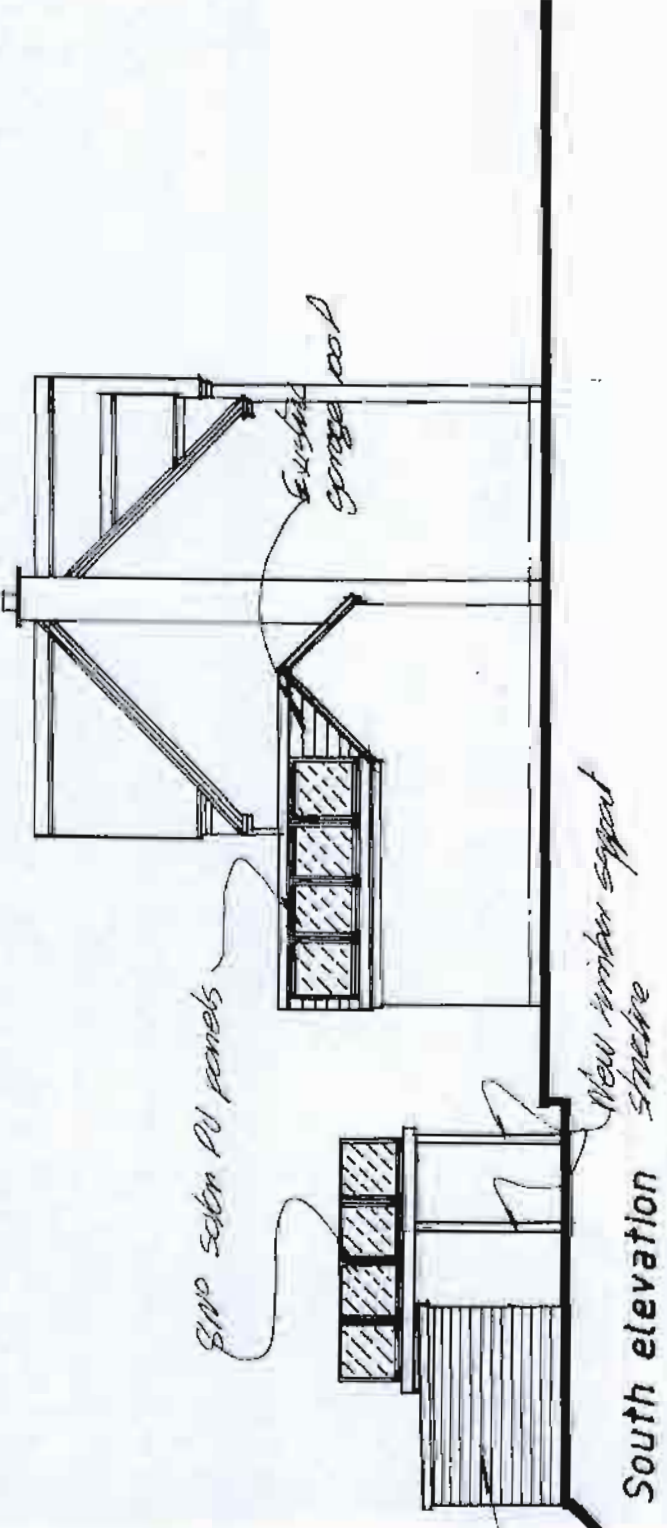
Note to Applicant

This permission relates to the Plan labelled Job No. 'SH/10/100', dated 'September 2010' and all ancillary information, unless otherwise agreed in writing by the Local Planning Authority.

Conditions and/or reasons:

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

CAZ
 Gledox
 17/01/2010
 Proposed elevations



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Oakham
 DESIGN
 ARCHITECTURAL SERVICES
 CLEE VIEW BARN, BENSHELL DRIVE, NORTHWAY,
 SEDGLEY, WEST MIDLANDS DY13 3RH
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JOB TITLE Clee View Barn Edge Hill Drive Northway Sedgley	
SCALE 1:50 ~ 1:100	DATE Sept 2010
DRAWING TITLE Proposed 8No Solar PV panels	
JOB NO. SH/10/100	DRAWING NO.

Location plan 1:1250