

Officer's Report

Application Number	HGY/2022/3877
Type	Householder planning permission
Location	21, Elgin Road, Hornsey, London, N22 7UE
Proposal	Six standard domestic solar PV panels to be erected on top of the rear flat roof, arranged in two rows of three. The top of the panels will extend above the highest point of the roof, and will be slightly visible from the rear of the property (abutting gardens) but not from the front. The panels are for the supply of electricity to the property itself, with any unused generation to be exported to the distribution grid. A full electrical survey has been completed to ensure safety of installation.
Case Officer	Oskar Gregersen
Valid Date	24/10/2022
Applicant Agent	Rachel Solomon Williams

RECOMMENDATION

Approve with Conditions

1. REPRESENTATIONS

1.1 Zero representations were received in response to notification and publicity of the application.

1.2 The following issues were raised by neighbours, local groups and Councillors:

- No responses

2. REASONS FOR GRANTING PERMISSION

2.1 The subject site is a two storey residential terraced dwellinghouse. The site is located within Vallance Road Conservation Area, however does not fall within the curtilage of a listed building.

2.2 The planning history of the site has been taken into account when coming to this decision.

2.3 The proposal seeks the placement of no. 6 solar panels, 5.2m x 2m on the top of the rear dormer already in place. The proposed panels would not be visible from the front elevation of the site, however would be marginally visible from rear gardens of neighbouring properties.

2.4 The proposed solar panels would not be visible from the front elevation, and only viewable from bordering properties. The harm caused to local character and visual

amenity is not deemed to be more than significant in comparison to the benefit provided through the addition of Solar panels to the site. Therefore, the local character and visual amenity of the area will be protected.

2.6 The proposed development is in general accordance with Policies DM1, DM9, and DM12 of the Development Management, Development Plan Document 2017, and policies SP11 and SP12 of Haringey's Local Plan Strategic Policies 2017. The proposed development also accords with the relevant policies of the London Plan 2021 and the NPPF.

2.7 The proposal would comply with Policy DM9 of the Development Management, Development Plan 2017 and will preserve or enhance the character and appearance of the conservation area.

2.8 All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above.

GRANT PERMISSION subject to conditions

Conditions:

- 1 The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions

- 2 The development hereby authorised shall be carried out in accordance with the following approved plans and specifications: Proposed rear elevation, Section, 1, Section 2, Proposed roof plan, PV panel data sheet, site location plan, current roof plan, existing side elevation, existing rear elevation

Reason: In order to avoid doubt and in the interests of good planning

Informatives:

- **INFORMATIVE: Hours of Construction Work**
The applicant is advised that under the Control of Pollution Act 1974, construction work which will be audible at the site boundary will be restricted to the following hours:-
8.00am - 6.00pm Monday to Friday
8.00am - 1.00pm Saturday
and not at all on Sundays and Bank Holidays.