

Officer's Report

Application Number	HGY/2023/1117
Type	Lawful development: Proposed use
Location	1A Passmore Gardens, Wood Green, London, N11 2PE
Proposal	Installation of PE Panels on front roof slope and roof of rear extension
Case Officer	Oskar Gregersen
Valid Date	24/04/2023
Applicant	Mr John Kyriakides
Agent	Mrs Kate Hughes

RECOMMENDATION

Permitted Development

PLANNING HISTORY

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

RELEVANT PLANNING LEGISLATION

The application has been made under section 192 of the Town and Country Planning Act 1990 and relevant amendments. This not a planning application but instead the applicant seeks confirmation that the proposed development is lawful. As such, the impact of the proposed development of the neighbour's amenities or the character of the area cannot be taken into consideration for this submission.

ANALYSIS/ASSESSMENT OF THE APPLICATION

Class A: – installation or alteration etc of solar equipment on domestic premises

A certificate of lawfulness for a rear dormer extension can be issued if the proposal meets all the criteria under PART 14 Renewable energy - Class A – installation or alteration etc of solar equipment on domestic premises.

The current proposal will be assessed against these requirements as follows:

Permitted Development

(a) the solar PV or solar thermal equipment would protrude more than 0.2 metres beyond the plane of the wall or the roof slope when measured from the perpendicular with the external surface of the wall or roof slope;

Complies

(b) it would result in the highest part of the solar PV or solar thermal equipment being higher than the highest part of the roof (excluding any chimney)

Complies

(c) in the case of land within a conservation area or which is a World Heritage Site, the solar PV or solar thermal equipment would be installed on a wall which fronts a highway;

N/A

(d) the solar PV or solar thermal equipment would be installed on a site designated as a scheduled monument; or

Complies

(e) the solar PV or solar thermal equipment would be installed on a building within the curtilage of the dwellinghouse or block of flats if the dwellinghouse or block of flats is a listed building.

Complies

Conditions

A.2 Development is permitted by Class A subject to the following conditions—

(a) solar PV or solar thermal equipment is, so far as practicable, sited so as to minimise its effect on the external appearance of the building;

Officers deem that the impact on the appearance of the host dwellinghouse would not outweigh the benefit provided by the addition of PV Panels and therefore the proposal can be supported.

(b) solar PV or solar thermal equipment is, so far as practicable, sited so as to minimise its effect on the amenity of the area; and

Officers note that the positioning of the panels, with the majority of them positioned on the roof of a rear extension and not more than 150mm above the roof surface, would not have an adverse impact on the amenity of the area.

(c) solar PV or solar thermal equipment is removed as soon as reasonably practicable when no longer needed.

Applies

SUMMARY AND CONCLUSION

The proposed development constitutes permitted development by virtue of Schedule 2, Part 14, Class A of the Town and Country Planning (General Permitted Development) Order 2015 and is considered to be lawful.