

Greenhayes Planning

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25th May 2022

Maidstone Borough Council
King Street
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Dear Sir/Madam

SOLAR PANELS TO GARAGE OF PROPERTY 1 VICARAGE FIELDS, LINTON, MAIDSTONE

I write in relation to the above property and the proposals to install solar panels to the detached garage within the curtilage to the property.

The wider estate was approved in 2017 under 16/505401/FUL and this granted permission for 13 homes, some of which were required to have solar panels fitted to garages in order to meet the low carbon condition (condition 4). The applicant's property, no.1 (plot 6 within the original permission) was not one of those properties that was fitted with solar panels. It is the applicant's intention to install solar panels to the property in order to meet a higher environmental standard of development and which supports the transition to a lower carbon footprint. The siting of the new panels is considered to be sensitive to the wider surroundings, including the Conservation Area, due to the choice of the inward facing garage roof, which will be largely unseen from outside of the gardens to the property.

Having reviewed the original permission, there does not appear to be any restriction in respect of permitted development, other than for extensions to the property (Condition 18) and thus it is assumed permitted development relating to renewable equipment applies with full effect. Part 14 of the GDPO and Class A in particular states permitted development under this class includes;

The installation, alteration or replacement of microgeneration solar PV or solar thermal equipment on—

(a) a dwellinghouse or a block of flats; or

(b) a building situated within the curtilage of a dwellinghouse or a block of flats.

The garage is within the curtilage of the dwellinghouse and therefore can be considered to a building that can enjoy such rights. The proposals are then subject to a range of requirements which the development can be said to meet ;

- (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** – The panels are more or less flush with the roof tiles and therefore do not protrude more than 0.2m- **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);** Is not higher than the highest part of the roof- COMPLIES

(c) **in the case of land within a conservation area, the solar PV or solar thermal equipment would be installed on a wall which fronts a highway-** Whilst the site is within a Conservation Area, it is not on a wall facing a highway- COMPLIES

(d) **the solar PV or solar thermal equipment would be installed on a site designated as a scheduled monument;** - The site is not within a site designated as an ancient monument- 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.-** The site is not within curtilage of a listed building – COMPLIES

The development is then permitted subject to three conditions

A2A- That the solar PV is sited to minimise effects on the appearance of the building. It is considered the development meets this part as the equipment is to be installed on the inward facing roofslope of the garage, meaning the appearance of the dwelling and garage is largely unaffected. Furthermore, the unique design, whereby the panels sit flush with the roof tiles, means the appearance is also superior to most solar installations.

A2B That the Solar PV is sited to minimise effects on amenity- Again the siting on the inward facing garage roof, means the solar PV will largely be invisible from public view. Thus, it will maintain the amenity of the area.

A3C That the equipment is removed as soon as reasonably possible when no longer needed The panels will be removed when no longer needed.

Thus, it can be seen that the building is one that enjoys the Part 14 permitted development rights and the parent permission does not restrict such rights. Due to the location and design of the panels, the proposals will meet the terms of Part 14 and can be considered to be permitted development. We submit this lawful development certificate to establish confirmation of this lawfulness.

We attach the following documents which will form part of the application and which should be read alongside this letter;

- Application forms
- CIL Forms
- Site and Location plans
- Solar PV panel drawing and specification
- Elevations- existing and propose

If you have any queries please do not hesitate to contact me

Yours faithfully

Ashley Wynn BA(Hons) **MA MRTPI**