

**Planning Committee:** 30 July 2008

**Item Number:**

**Application No:** W 08 / 0569

**Registration Date:** 23/05/08

**Town/Parish Council:** Leamington Spa

**Expiry Date:** 18/07/08

**Case Officer:** Fiona Blundell

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**18 Lillington Road, Leamington Spa, CV32 5YY**

Installation of photovoltaic panels to gable end, facing onto Campion Road FOR  
Ms J Alty

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This application has been requested to be presented to Committee by Councillor Roger Copping.

**SUMMARY OF REPRESENTATIONS**

**Royal Leamington Spa Town Council :** No Objection - Makes the following comments:-

*'The Town Council is in favour of this sort of development. However concern was expressed to ensure it sits well in the Conservation Area and does not inconvenience passers by.*

*The Town Council would recommend a fixed permission for a period of 3 years and evidence to be produced at the end of this period on the efficiency of energy production.'*

**Public Response:**

**Neighbours:** No representations received.

**CAAF:** *It was felt that the panels would detract from the quality of the Conservation Area and that whilst meeting a need in terms of renewable energy, did not in any way enhance, but detracted from the Conservation Area. It was recommended that the Council does need to give guidance on the location of such panels within the Conservation Area.'*

**RELEVANT POLICIES**

- DAP8 - Protection of Conservation Areas (Warwick District Local Plan 1996 - 2011)
- DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011)
- DP13 - Renewable Energy Developments (Warwick District Local Plan 1996 - 2011)

**PLANNING HISTORY**

Planning permission for a micro wind turbine located on the gable end facing Campion Road was granted by Planning Committee on 22nd September 2006, (ref. W06/1030)

## **KEY ISSUES**

### **The Site and its Location**

The application site is a semi-detached Victorian property, in a prominent location situated on the corner of Lillington Road and Campion Road within the designated Conservation Area.

### **Details of the Development**

The proposal seeks permission to install photo voltaic panels to the gable end, facing onto Campion Road. The proposed set of 14 panels/cells would measure 5.70 m in width and 3.12 m in length and would be fixed and angled across the gable end wall at a height of some 5.0 metres.

### **Assessment**

The main issue relevant to the application is as follows:

- Impact on the character and appearance of the Conservation Area.

#### **The impact on the character and appearance of the Conservation Area**

I am mindful of the Government objective in the form of PPS22 'Renewable Energy' that states that *"small scale renewable energy systems utilising technologies such as solar panels, Biomass heating, small scale wind turbines, photovoltaic cells and combined heat and power schemes can be incorporated both into new development and some existing buildings. Local authorities should specifically encourage such schemes through positively expressed policies in local development documents."* Consequently within Warwick District Local Plan 1996-2011, Policy DP13 'Energy Efficiency' seeks to ensure that the layout and design of development promotes forms of renewable energy such as solar panels, and combined heat and power schemes and states that planning permission will be granted for developments which generate energy from renewable resources where they do not have an unacceptable impact on local amenity or townscape character.

However, I also note Government objective to protect and enhance the Conservation Area and that of the requirement to meet Policy DAP8 which states that 'development will be required to preserve and enhance the special architectural and historic interest and appearance of Conservation Areas'.

In this instance, whilst I am conscious of the need to promote and encourage the use of renewable energy technologies, I am of the view that the proposal panels covering a substantial amount of the gable end of the building and located on very prominent gable in the Conservation Area would result in an unacceptable form of visual intrusion and clutter, detracting from the character and appearance of the Conservation Area.

Futhermore, it is also considered that, in this instance, the adverse impact of the proposed solar panels would be exacerbated by the existing wind turbine, also located on the gable end of the building, the cumulative impact of which would

result in unacceptable adverse impact on the surrounding Conservation Area, setting a difficult precedent should future similar proposals be submitted in prominent locations in Conservation Areas.

## **RECOMMENDATION**

REFUSE for the following reason:-

## **REFUSAL REASON**

Policy DP1 of the Warwick District Local Plan 1996-2011 states that development will only be permitted which positively contributes to the character and quality of its environment through good layout and design, whilst Policy (DW) DAP8 requires development to preserve and enhance the special architectural and historic interest and appearance of Conservation Areas. In addition, Policy DAP9 states that alterations or extensions to unlisted buildings which will adversely affect the character, appearance or setting of a Conservation Area will not be permitted.

The application site comprises an end of terrace property within the Conservation Area.

In the opinion of the District Planning Authority, it is considered that the proposed solar panels covering a substantial amount of the gable end of the building and located on a very prominent gable in the Conservation Area would result in an unacceptable form of visual intrusion and clutter, detracting from the character and appearance of the Conservation Area.

Furthermore, it is also considered that in this instance, the adverse impact of the proposed solar panels would be exacerbated by the existing wind turbine, also located on the gable end of the building, the cumulative impact of which would result in an unacceptable adverse impact on the surrounding Conservation Area, setting a difficult precedent should future similar proposals be submitted in prominent locations in Conservation Areas.

The proposal is therefore contrary to the aforementioned policies.

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