

**PLANNING APPLICATIONS COMMITTEE
13 OCTOBER 2016**

	<u>APPLICATION NO.</u>	<u>DATE VALID</u>
	16/P2254	31/05/2016
Address/Site:	42 Parkside Gardens, Wimbledon, London, SW19 5ET	
(Ward)	Village	
Proposal:	Installation of eight photovoltaic solar panels (retrospective)	
Drawing No's:	Site location plan, P500, 1403 Revision C2A, 1205 Revision C4A.	
Contact Officer:	Lucas Zoricak (0208 545 3112)	

RECOMMENDATION

GRANT Permission subject to Conditions

CHECKLIST INFORMATION

- Heads of Agreement: None
- Is a screening opinion required: No
- Is an Environmental Statement required: No
- Has an Environmental Statement been submitted: No
- Press notice: Yes
- Site notice: Yes
- Design Review Panel consulted: No
- Number of neighbours consulted: 13
- External consultations: No
- Controlled Parking Zone: Yes

1. **INTRODUCTION**

This application is being brought to the Planning Applications Committee for determination due to the number of objections received.

2. **SITE AND SURROUNDINGS**

- 2.1 The application site comprises a three storey (including basement level) detached property located along a well-established residential road of other detached properties.
- 2.2 The surrounding area comprises large detached properties, with the majority of the houses alongside Parkside, featuring rear gardens that extend back to Parkside Gardens. The west side of Parkside Gardens is therefore mostly lined with the prominent boundary walls and gateways to the well-planted rear gardens of the large Parkside houses.
- 2.2 The application site is located in the Wimbledon North Conservation Area, sub area 6: Wimbledon House.
- 2.3 The site is located within a Controlled Parking Zone.

3. **CURRENT PROPOSAL**

- 3.1 This application comprises the installation of 8 roof mounted photovoltaic panels to the existing main flat roof of the dwelling house which is nearing completion of construction.
- 3.3 The proposed solar panels would be 265mm in height and would be located behind an existing brick parapet which is 210mm high. The projection of the panels above the parapet wall would be 55mm.

4. **PLANNING HISTORY**

12/P0323 - DEMOLITION OF EXISTING TWO-STOREY DETACHED DWELLINGHOUSE WITH BASEMENT PLUS OUTBUILDING AND SHED AND ERECTION OF NEW TWO STOREY DWELLINGHOUSE WITH BASEMENT AND ALTERATIONS TO BOUNDARY WALLS – Granted – 14/02/2012.

12/P3154 - APPLICATION FOR VARIATION OF CONDITION 22 ATTACHED TO LBM PLANNING APPLICATION 12/P0323 DATED 16/07/2012 RELATING TO CHANGES IN LAYOUT AND MINOR CHANGES TO MASSING, DESIGN, AND CAR/PEDESTRIAN ACCESS ARRANGEMENT – Granted – 06/12/2012.

13/P4158 - APPLICATION FOR APPROVAL OF DETAILS RESERVED BY CONDITIONS 2, 3, 4, 5, 6, 12, 13, 14, 15, 17 & 19 OF PLANNING PERMISSION 12/P0323, CONDITION 2 OF CONSERVATION AREA

CONSENT 12/P0413 & CONDITION 3 OF CONSERVATION AREA
CONSENT 12/P3130 RELATING TO THE DEMOLITION OF EXISTING
TWO-STOREY DETACHED DWELLINGHOUSE WITH BASEMENT
PLUS OUTBUILDING AND SHED AND ERECTION OF NEW TWO
STOREY DWELLINGHOUSE WITH BASEMENT AND ALTERATIONS
TO BOUNDARY WALLS – Granted – 20/01/2014.

5. CONSULTATION

- 5.1 The application has been advertised by press notice and letters of notification to the occupiers of neighbouring properties. Eight representations have been received. Seven representations have been received from individual properties. 5 of these are from the flats to the rear of the site at 31 Parkside and 2 from residents of Parkside Gardens.

The concerns of the objectors are noted and are set out below:

- Original planning application called for flat green roofs, think footprint of house leaves no room for ground source heat pumps so they have installed solar panels instead, objected to the original application, house not in keeping
- Solar panels are higher than parapet of roof they are on
- Adverse impact on the Conservation Area;
- The size of solar panels is inappropriate;
- The aerial is visually intrusive;
- The slope of the panels should be reduced;
- The solar panels should be replaced with a green roof.

- 5.2 Parkside Residents' Association have also raised objections on the following grounds:

- The proposal does not accord with the originally approved plans. The extensive planting on the roofs was an important feature of the design. The footprint was extensive but the planted roofs were to provide a larger area of green space;
- The roof's appearance was an important feature of the original scheme. Objections would have been raised if the installations on the main roof had been proposed as part of the original application for the new house.
- The report accompanying the original application considered that the use of photovoltaic cells and solar panels would not be appropriate because of shading from trees. Given the negative impact, alternatives should be offered after due consultation with neighbours.

6. **POLICY CONTEXT**

- 6.1 London Borough of Merton's Local Plan - Sites and policies plan and policies maps (9th July 2014):

DM D1 (Urban design and the public realm)
DM D2 (Design considerations in all development)
DM D3 (Alterations and extensions to existing buildings)
DM D4 (Managing Heritage Assets).

- 6.2 The relevant policy in the Adopted Core Strategy (July 2011) is:

Policy CS.14 Design
Policy CS.15 Climate change

- 6.3 Supplementary planning guidance:

Residential Extensions, Alterations, and Conversions (2001)

7. **PLANNING CONSIDERATIONS**

- 7.1 The main planning considerations are visual amenity, impact on nearby residential amenity, impact on the Wimbledon North Conservation Area, and whether it meets the objectives of climate change in accordance with policies DM D2 and CS.15.

- 7.2 The original planning application, 12/P0323, for the demolition of the house that formerly sat on the plot and the erection of the new house which is now nearing completion, was approved with green roofs to the lower roof elements only and not the higher main roof. The main two storey high flat roof was not shown as having a green roof but it was indicated that it would be surfaced in a plain red tile. Although a subsequent application to vary the approved plans, 12/P3154, included a proposal to make the main roof a green roof as well, the roofs have been constructed in accordance with the original planning permission, 12/P0323, with green roofs on the single storey elements. Eight photovoltaic solar panels have been installed on the main roof.

- 7.3 The Town and Country Planning (General Permitted Development) Order 2015 (as amended) includes permitted development rights for renewable energy including solar PV or solar thermal equipment on a dwellinghouse. However, the installed photovoltaic panels are 26.5cm in height and would be located behind an existing brick parapet which is 21cm high. The projection of the panels above the parapet wall would be 5.5cm. They would only be permitted development if they were 20cm or less higher than the flat roof and less than the height of the parapet wall, i.e. they would need to be 6.5cm lower.

7.4 **Visual Amenity**

7.5 The photovoltaic panels on the main roof of the existing dwelling house have been positioned such that they are not visible from the street. By virtue of the siting of the solar panels (265mm in height) behind and set away from a parapet wall (210mm in height), it is considered that the photovoltaic panels do not appear overly prominent and do not have a detrimental impact on the character and appearance of the original property, the street scene as a whole and the conservation area.

7.5 In light of the above, the photovoltaic panels are considered to preserve the character and appearance of the Wimbledon North Conservation Area, in line with policies DM D2 (Design considerations in all development), DM D4 (Managing Heritage Assets) and policy CS.14 Design.

7.6 **Impact on Residential Amenity**

7.7 The provisions of policy DM D3 and the relevant Supplementary Planning Guidance's (SPGs) require there would not be a detrimental impact on the residential amenities of the occupiers of the adjoining properties as a result of a proposed development.

7.8 The subject property is a detached dwelling house and the proposed solar panels would be distanced away (4.4m to the boundary at rear and 8.1m to the boundary at front) from the boundaries with neighboring properties and as such it is considered that they would not cause any unreasonable impacts on the adjoining properties. Any views of the roof of the building from properties in Parkside Gardens would be from upper floors only and from across the other side of the street and from the flats to the rear at 31 Parkside from upper floors and separated by their rear curtilage. The panels are neatly arranged and are in any event only 6.5cm higher than panels that could be installed as permitted development.

7.9 In light of the above, officers do not consider there to be grounds for refusal based on impact on outlook from neighbouring properties and the proposal accords with policy DM D3 (Alterations and extensions to existing buildings).

7.10 **Climate Change**

7.11 The installation of solar panels would not result in an adverse impact on visual amenity, whilst the electricity generated from renewable resources will assist in the reduction of energy consumption and carbon dioxide production.

- 7.12 The use of renewable energy sources such as solar powers will help to improve air quality, reduce greenhouse gas emissions and improve energy security. The solar panels would serve to reduce the energy consumption of the property and as such meet the objectives of policies DM D2 and CS.15.

8. CONCLUSION

- 8.1 It is considered that the photovoltaic solar panels to the main flat roof of the dwelling house do not have an adverse impact on the character and appearance of the conservation area. It is also considered that the proposed development would not result in an unacceptable impact on the outlook of the occupiers of the adjoining properties. Accordingly, it is recommended that planning permission be granted.

RECOMMENDATION: GRANT PERMISSION

Subject to the following conditions:

1. A7 Plans

[Click here](#) for full plans and documents related to this application.

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