

Development Control Committee

11th March 2014

14/00038/REG3	Installation of solar panels to the roofs of Even Nos 2-16 & 30-42 and Odd Nos 65-93 Kingsthorpe Avenue for Corby Borough Council
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Background

The application relates to sets of council-owned bungalows on the north side of Grendon Avenue and the west side of Kingsthorpe Avenue, both of which are residential streets.

The bungalows are all of a similar style and are either semi-detached or in terraces of up to four properties.

Description

The proposal is to install solar panels onto the roofs of the properties. The application is being brought to Committee as the Borough Council is the applicant.

An application is required in this case due to the scale of the project being proposed, as individual householders can often install solar panels on their roofs without the requirement for a planning application.

Site History

- No relevant planning history.

Policies

- 'Saved' Policies P10(R) and P1(E) of the Corby Borough Local Plan.
- Policies 13 & 14 of the North Northamptonshire Core Spatial Strategy.

Consultation

- CBC Environmental Health – No representations received.

Advertisement/Representations

1. Site Notice – Posted on lamp columns on Grendon Avenue and Kingsthorpe Avenue close to the properties on 31.12.13
2. Public Notice (ET) – Not required in this case as the property is not within a Conservation Area.
3. Neighbour Notification – Nos 5 & 9 Nelson Road were notified.
4. Summary of Representations – None received.

Report

This application relates to sets of council-owned bungalows (30 properties in total) on Grendon Avenue & Kingsthorpe Avenue in Corby.

In the case of the Grendon Avenue properties these are located on the north side of the road, whilst the Kingsthorpe Avenue properties are to the west of the road and close to the junction with Grendon Avenue. The properties are of a similar style and have pitched, hipped roofs.

It is proposed to install solar panels onto the roofs of the properties to provide for reduced utility bills for the residents, as well as a financial return to the Council through the 'feed-in-tariff'.

The panels would be sited on the southernmost and easternmost facing roof slopes of the properties to maximise the benefit from solar gain. The panels would not project beyond the ridge line of the roofs and the maximum projection from the roof slopes would be 200

millimetres. Each property would have up to 10 panels on the roof, which would be split between the two roof slopes.

Collectively, the visual impact in the street scenes of Kingsthorpe Avenue, Nelson Road and Grendon Avenue is considered to be acceptable and Policy 14 of the Core Spatial Strategy promotes energy efficiency.

As proposed, the development would result in more energy-efficient buildings in a way that would be acceptable in visual terms. Accordingly the recommendation is for approval.

Recommendation:

Approve subject to the following conditions:

1. The development must be begun not later than the expiration of three years, beginning with the date of this permission.

Reason: To accord with Section 91 of the Town and Country Planning Act 1990;

Reasons for Approval:

The proposal to install solar panels on the council-owned bungalows on Grendon Avenue and Kingsthorpe Avenue is considered to represent an acceptable form of development. The panels would be acceptable in terms of their siting, appearance and they would result in greater energy efficiency for the properties. The development is therefore in accordance with 'Saved' Policies P1(E) and P10(R) of the Corby Borough Local Plan and Policies 13 & 14 of the North Northamptonshire Core Spatial Strategy.

Statement of Applicant Involvement:

Discussions took place with the applicant at pre-application stage. During the application process, no material planning matters came to light that would have required further involvement of the applicant.

Officer to Contact:

Mr D Wishart