HUNTINGDONSHIRE DISTRICT COUNCIL

25/00620/HHFUL

OFFICER REPORT

Case No: **25/00620/HHFUL** **Householder (Full)**

Proposal: **Installation of a single row of 14 ground mounted solar panels.**

Location: **5 Kym View Close Kimbolton Huntingdon**

Applicant: **Mrs Laura Penrose**

Grid Ref: **509510 268327**

DESCRIPTION OF SITE AND APPLICATION

The site comprises of a two-storey detached dwellinghouse located on Kym View Close in Kimbolton. The site is in Flood Zone 2. There are no other constraints relevant to the site.

The application seeks planning permission for the installation of a single row of 14 ground mounted solar panels.

Officers have scrutinised the plans and have familiarised themselves with the site and surrounding area.

NATIONAL GUIDANCE

The National Planning Policy Framework (December 2024) (NPPF 2024) sets out the three objectives - economic, social and environmental - of the planning system to contribute to the achievement of sustainable development. The NPPF 2024 at paragraph 10 provides as follows: 'So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development (paragraph 11). .'

The NPPF 2024 sets out the Government's planning policies for (amongst other things):

* delivering a sufficient supply of homes;
* achieving well-designed places;
* conserving and enhancing the natural environment;
* conserving and enhancing the historic environment.

Planning Practice Guidance and the National Design Guide 2019 are also relevant and material considerations.

For full details visit the government website: https://www.gov.uk

PLANNING POLICIES

Huntingdonshire's Local Plan to 2036 (Adopted 15th May 2019)

LP 5: Flood Risk
LP 11: Design Context
LP 12: Design Implementation
LP 14: Amenity
LP35: Renewable and Low Carbon Energy

Huntingdonshire Design Guide Supplementary Planning Document (2017):
* Place Making Principles - Part 3.7 Building Form

Local policies are viewable at https://www.huntingdonshire.gov.uk

RELEVANT PLANNING HISTORY

18/01411/FUL for Erection of 21 dwellings (13 x market and 8 x affordable) and associated works, PERMITTED 17.03.2020.

20/80121/COND for Conditional Information for 18/01411/FUL: C8 (Archaeological Investigation), C13 (CEMP), C29 (Metalled Surface), C30 (Maintenance Company Details), DISCHARGED 16.10.2020

20/80158/COND for Conditional Information for 18/01411/FUL: C4 (Hard and Soft Landscaping), C10 (Landscaping Management Plan), C16 (Fire Hydrants), C17 (Biodiversity Method Statement), C18 (Surface Water Management Scheme), C19 (Surface Water Maintenance Arrangements), C28 (Access Drainage), DISCHARGED 19.11.2020

20/01954/NMA for Non Material Amendment to permission 18/01411/FUL: Condition 6 Top sash to open 1700mm maximum in bathrooms/en-suites. All glazing to be minimum Pilkington Level 3. Bottom sash fixed shut., PERMITTED 11.01.2021

CONSULTATIONS

Kimbolton Parish Council were consulted, however, no comments were received at the time of determination.

REPRESENTATIONS

None received at the time of determination.

SUMMARY OF ISSUES

The main issues to consider in the determination of this application are:
- Design and Visual Amenity
- Residential amenity
- Flood Risk

Design and Visual Amenity

Para 161 of the NPPF states that the planning system should support the transition to net zero by 2050 and take full account of all climate impacts including overheating, water scarcity, storm and flood risks and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure.

Policies LP11 and LP12 of the Huntingdonshire Local Plan to 2036 state that developments should respond positively to their context, draw inspiration from the key characteristics of its surroundings and contribute positively to the area's character and identity.

The application site is sited to the west of Kim View Close which is a relatively new and modern residential development. The site is a two-storey detached dwellinghouse with a small, grassed area to the front and offroad parking to the west of the site along with a detached garage.

The proposal is for a single row of 14 floor-mounted solar panels to the rear of a residential dwelling on existing scrubland. The proposal would have one row of ground mounted solar panels with dimensions of 19 metres in width, 5 metres in width with a maximum height of 1.5 metres. The proposal would be approximately 9 metres from the rear wall of the host dwelling and would be partially obscured from view given the lower terrace of the site from the floor level of the dwelling. Therefore, it is acknowledged that the proposal would not be readily viewable from the public realm and would have a limited view from the host dwelling itself, being set-down from the existing garden. The benefits of the renewable energy of the scheme are also noted as a benefit and balanced against any detrimental character impacts.

The proposal by virtue of its siting, scale, size and design would not cause any detrimental impact to the character and appearance of the host dwelling or the surrounding area.

Overall, it is considered the proposed development is acceptable with regard to design and visual amenity and therefore accords with Policies LP11 and LP12 of Huntingdonshire's Local Plan to 2036.

Residential Amenity

Policy LP14 states that a proposal will be supported where a high standard of amenity is provided for all users and occupiers of the proposed development and maintained for users and occupiers of neighbouring land and buildings in terms of light, outlook, privacy and noise.

In terms of neighbouring amenity, the site is flanked by detached dwellinghouses on both sides. Given the nature of the proposal, being low in height, located at ground level and positioned to the rear of the property, it is considered that the development would not result in any significant overshadowing, overbearing impact, or loss of privacy to neighbouring occupiers. The panels would be passive in use and would not generate noise, light or emissions that would adversely affect residential amenity. Therefore, it is not considered that the proposal would cause any detrimental impact on the amenity of neighbouring sites.

Overall, the development is considered acceptable in terms of overshadowing, overbearing impact, overlooking, loss of privacy, loss of light and would not have a significant impact upon residential amenity and therefore accords with Policy LP14 of Huntingdonshire's Local Plan to 2036 in this regard.

Flood Risk

The application site is within Flood Zone 2 and 3, with the proposal in Flood Zone 2 as identified by the Environment Agency's Flood Map for Planning. The proposed development comprises the installation of ground mounted solar panels, which are classified as 'minor development' and fall within the category of 'essential infrastructure' or 'non-residential' use. The development is minor in scale and does not involve significant groundworks or the creation of substantial built form. The applicant confirmed via email to the LPA on 4th July that the panels would be off the ground by at least 150mm-250mm, the external equipment can be submerged in water and all the batteries, inverts etc would be located internally in the existing building which is substantially raised above the natural ground level. Given the nature of the development, the proposal would not result in a significant increase in impermeable surface area.

Therefore, the proposal is considered acceptable in terms of flood risk and complies with Policy LP5 of Huntingdonshire's Local Plan to 2036.

Conclusion
The proposed development is considered to be compliant with the relevant national and local policy as it:
* Is of an appropriate scale and design
* Would not have a significantly detrimental impact upon the amenity of neighbours;

Taking national and local planning policies into account, and having regard for all relevant material considerations, it is recommended that planning permission be granted, subject to the imposition of appropriate conditions.

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CONTACT OFFICER:
Enquiries about this report to **Robyn Kerrigan**