



Appeal Decision

Site visit made on 1 August 2023

by Lynne Evans BA MA MRTPI MRICS

an Inspector appointed by the Secretary of State

Decision date: 09 August 2023

Appeal Ref: APP/M5450/D/23/3319712

24 Woodlands Drive, Stanmore HA7 3PA

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Dr Srinivas Ananth Narayan against the decision of the Council of the London Borough of Harrow.
 - The application Ref: P/3708/22 dated 27 October 2022, was refused by notice dated 9 January 2023.
 - The development proposed is installation of solar panels on the flat dormer roof at the rear of the house mounted on a mounting system that props the panel up at a 20-degree angle, facing south to allow optimal conversion of solar energy.
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Decision

1. The appeal is allowed and planning permission is granted for installation of solar panels on the flat dormer roof at the rear of the house mounted on a mounting system that props the panel up at a 20-degree angle, facing south to allow optimal conversion of solar energy at 24 Woodlands Drive, Stanmore HA7 3PA in accordance with the terms of the application Ref: P/3708/22 dated 27 October 2022, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plans: PL-DR-00-00; PL-DR-EX-00-01; PL-DR-EX-01-02; NC-23.1 Rev 1; NC-24 Rev 1; NC-25 Rev 1.

Main Issue

2. The main issue in this appeal is the effect of the proposal on the character and appearance of the existing property and on the local area.

Reasons

3. The appeal property is a semi-detached property on the east side of Woodlands Drive, towards its northern end which is a no through road with no vehicular access through to Uxbridge Road. The surrounding area is predominantly residential with a mix of houses, bungalows and small blocks of flats. The appeal property benefits from a flat roofed rear dormer extension, across most

- of the rear roof slope. The proposal relates to the installation of solar and renewable energy plant and equipment on the flat roofed rear dormer.
4. The Appellant's objective to enhance the dwelling's sustainability and self-sufficiency in energy terms is to be welcomed and is supported at a national and local policy level. I also understand the restrictions on suitable places to mount the plant in order for it to be effective given the orientation of the building and works already undertaken at the property. However, this energy sustainability objective needs to be balanced with other planning considerations and in this instance the effect of the proposal on the character and appearance of the local area.
 5. Although the plant would be seen in some street scene views, these views would not be extensive. This is both because of the siting of the plant towards the rear of the dwelling and the angle of view and because some of it would be largely obscured from view as a result of other built development. Where the plant would be seen, it would appear as lightweight structures and its purpose self-evident. Given both its relative small scale in relation to the property, and that it would be appropriately spaced across the rear roof dormer, I do not agree with the Council's concern that it would lead to a cluttered appearance which would detract from the character and appearance of the existing property. Furthermore, the plant and equipment would not be overly dominant in street scene views.
 6. I am therefore satisfied that the proposal would not detract from but would respect the character and appearance of the existing house and of the local area. There would be no conflict with Policy D3.D(1) and (11) of The London Plan (2021), Policy CS1.B of the Harrow Core Strategy (2012), policy DM1 of the Harrow Development Management Policies Local Plan (2013), and the Supplementary Planning Document: Residential Design Guide (2010) as well as the National Planning Policy Framework and in particular Section 12, all of which amongst other matters, seek a high quality of design which respects the local context.
 7. The Appellant has drawn my attention to a permission granted by a different London Council for solar panels in a similar arrangement to the proposal before me. However, my consideration is necessarily based on the proposal before me taking into account the relevant development plan and other material considerations pertaining to this proposal.

Conditions

8. In terms of conditions, I shall list the approved plans for the avoidance of doubt and in the interests of good planning.

Conclusion

9. For the reasons given above and having regard to all other matters raised, I conclude that this appeal should be allowed.

L J Evans

INSPECTOR