



Appeal Decision

Site visit made on 16 January 2024

by C J Leigh BSc(Hons) MPhil MRTPI

an Inspector appointed by the Secretary of State

Decision date: 7 February 2024

Appeal Ref: APP/B5480/D/23/3333611
104 Harlow Road, Rainham, RM13 7UA

- 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 Craig Mather against the decision of the Council of the London Borough of Havering.
 - The application Ref P1227.23, dated 6 August 2023, was refused by notice dated 18 October 2023.
 - The development is the installation of 4 no. solar panels to roof of garden shed.
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Procedural matters

1. The development the subject of this appeal has been undertaken.

Decision

2. The appeal is allowed and planning permission is granted for the installation of 4 no. solar panels to roof of garden shed at 104 Harlow Road, Rainham, RM13 7UA in accordance with the terms of the application ref P1227.23, dated 6 August 2023, subject to the development being carried out in accordance with plans 001, 002B, 003B, 004B & 005B.

Reasons

3. The main issues in this appeal are the effect of the development on the character and appearance of the surrounding area and on the living conditions of adjoining occupiers.
 4. The solar panels have been fixed to a single storey shed to the rear of the property. Although visible from the highway and from private views, I saw at my site visit there are many buildings and structures in rear garden areas, some of which are taller and larger than the shed at No. 104. The panels are seen in this context, as well as in vistas along the road where a diverse character of houses can be seen. The panels are not unduly intrusive, given this varied appearance to the immediate area.
 5. Although also visible from neighbouring properties, the panels extend to a limited degree above the roof of the shed and do not cover the whole roof area: there is spacing and gaps around the 4 panels. This notably reduces any potential for the panels to be overbearing or unduly intrusive to outlook.
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6. Policies D1 and D4 of the London Plan 2021, and Policies 7 and 26 of the Havering Local Plan 2021 seek to ensure that, amongst other matters, development is of good design and is not harmful to residential amenity. The solar panels as installed at the property satisfy these requirements.
7. The appeal is therefore allowed. As the development has taken place there is a need only for a condition specifying the approved drawings, in the interests of precision.

C J Leigh
INSPECTOR