

Appeal Decision

Site visit made on 14 March 2024

by Martin Andrews MA(Planning) BSc(Econ) DipTP & DipTP(Dist) MRTPI

an Inspector appointed by the Secretary of State

Decision date: 25.03.2024

Appeal Ref: APP/P2114/D/23/3335847
27 Fairview Crescent, Sandown PO36 9EL

- 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 Mr V Harrison against the decision of the Isle of Wight Council.
 - The application, Ref. 23/01444/HOU, dated 14 August 2023, was refused by notice dated 10 October 2023
 - The development proposed is the installation of 2 x Solar Panels on Storage/Workshop Roof.
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Decision

1. The appeal is allowed and planning permission is granted for the installation of 2 x Solar Panels on Storage/Workshop Roof at 27 Fairview Crescent, Sandown in accordance with the terms of the application, Ref. 23/01444/HOU, dated 14 August 2023 and subject to the following conditions:
 - 1) The development to which this permission relates shall be begun not later than the expiration of three years beginning with the date of this Decision;
 - 2) The development shall be carried out in accordance with the following approved plans: OS based Location Plan; Composite Drawing No. VH/001 Rev. B, with the clarification that the angle of the solar panels relative to the flat roof shall not exceed 30 degrees.

Main Issue

2. The main issue is the effect of the proposed solar panels on the character and appearance of the host dwelling and the street scene of Fairview Crescent.

Reasons

3. The appeal scheme relates to two solar panels that would be positioned on an outbuilding roof towards the rear of the bungalow. These would be raised at an angle from the roof and the appellant has confirmed that this would be reduced from 50 to 30 degrees, albeit the Council was not prepared to accept this as a formal amendment during the processing of the application.
 4. I saw on my visit that in the street scene of this part of the Crescent the eye is drawn to the solar panels on the front and left side roof planes of the dwelling. There are also solar panels on other bungalows in the Crescent. The existing panels are prominent and in my view to some degree detract from the
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appearance of the building, as indeed is the case with the innumerable other examples throughout the country.

5. With that said, the energy savings achieved are consistent with national policy to counter climate change and the Council has raised no issues as regards the presence of the panels. Given this context of extensive solar panels on the roof I consider that the two additional raised panels at the rear of the outbuilding at the amended reduced angle of 30 degrees would not be especially prominent in views from the road. And even if they are noticed, I am of the view that the solar panels are not of a size or design to be perceived as jarring to the appearance of the bungalow or this part of the street scene.
6. As in my view there would be no materially harmful conflict with Policy DM2 of the Island Plan Core Strategy 2012 or with Government policy in Section 12: 'Achieving Well-Designed and Beautiful Places' of the National Planning Policy Framework (as revised December 2023) I shall allow the appeal.
7. A condition requiring the development to be carried out with the approved plans with the caveat that the angle of the panels shall not exceed 30 degrees will ensure a certainty as to the content of the approval and is in the interests of proper planning.

Martin Andrews

INSPECTOR