

10. FULL APPLICATION – INSTALLATION OF ADDITIONAL ROOF MOUNTED SOLAR PANELS AT THE PROPERTY AT ADE HOUSE, MAIN STREET, TADDINGTON. (NP/DDD/0624/0590/RD)

APPLICANT: MR DANIEL PRIEST

Summary

1. The application seeks planning permission for the installation of additional roof mounted solar panels at Ade House, Taddington.
2. In this case, it is considered by virtue of the cumulative impact of the solar array, that the proposals would have an adverse visual impact on the valued landscape character of the area. As a result, the application is recommended for refusal.

Site and Surroundings

3. Ade House is a traditionally constructed limestone dwelling with a mixed Stone slate & Hardrow slate roof, set in a large garden with a further croft to the north within the same ownership. The site is located within the designated Taddington Conservation Area.
4. There is a double garage of traditional appearance approved in 2020 (NP/DDD/1020/1006) with reclaimed blue slate roof sitting within the plot to the northeast of Ade House. Solar panels were approved on this roof earlier in 2024 (NP/DDD/0224/0201).
5. Ades Croft to the east is a detached, traditionally constructed, rendered dwelling. Adjacent to Ades Croft (Eastern side) there is a newly-built, traditional-constructed dwelling which has a substantial solar panel array on its South-facing roof.

Proposal

6. It is proposed to install solar panels on 2 roofs at the property. Firstly, on the south-facing, western-most roof of the cottage (10 panels) and secondly on the west-facing roof of the boiler house (6 panels). The associated inverter and battery are located internally at the dwelling.

RECOMMENDATION:

That the application be REFUSED for the following reason:

7. **The development would harm the character and appearance of the property and the surrounding area and harm the significance of the Taddington Conservation Area contrary to Core Strategy policies GSP3, L3 and CC2 and Development Management policies DMC3, DMC5, DMC8 and DMH7. The harm identified to the Conservation Area would not be outweighed by public benefits and therefore the proposal is contrary to the National Planning Policy Framework.**

Key Issues

- The design and appearance of the development.
- Whether the development is acceptable in all other respects.

Relevant history

February 2024 – NP/DDD/0224/0201: Installation of roof-mounted solar panels at the property and garage – Granted Conditionally

October 2020 – NP/DDD/1020/1006: Erection of garage and home office to rear of dwelling – Granted conditionally

August 2020 – NP/DDD/0820/0794: Erection of garage and home office to side of dwelling – Withdrawn

July 2003 – DDD0703352: Change of use from dwelling and holiday accommodation to single dwelling – Granted conditionally

Consultations

8. Highway Authority – There would appear to be no material impact on the public highway and therefore the Local Highway Authority has no comments to make.
9. Parish Council – The Parish Council are supportive given the environmentally friendly nature of the development, through the creation of sustainable energy and reduction of the property's carbon footprint.

Representations

10. One letter of representation has been received from the Ramblers Derbyshire Dales Group, who have no objection to the proposals providing that:
 - i) Taddington Rights of Way Footpaths 40, 44 and 45, which run respectively to the south, east and north of the site, remain unaffected at all times, including the path surface, both during and after any development

National Planning Policy Framework (NPPF)

11. The Government's intention is that the document should be considered as a material consideration and carry particular weight where a development plan is absent, silent or relevant policies are out of date.
12. In particular Para: 182 states, that great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, which have the highest status of protection in relation to these issues.
13. In the National Park, the development plan comprises the Authority's Core Strategy and the new Development Management Policies (DMP). These Development Plan Policies provide a clear starting point consistent with the National Park's statutory purposes for the determination of this application.
14. In this case, it is considered there are no significant conflicts between prevailing policies in the Development Plan and government guidance in the NPPF.

Main Development Plan Policies

Core Strategy

15. GSP1, GSP2 - *Securing National Park Purposes and sustainable development & Enhancing the National Park*. These policies jointly seek to secure national park legal purposes and duties through the conversion and enhancement of the National Park's landscape and its natural and heritage assets.

16. GSP3 - *Development Management Principles*. Requires that particular attention is paid to the impact on the character and setting of buildings and that the design is in accord with the Authority's Design Guide and development is appropriate to the character and appearance of the National Park.
17. DS1 - *Development Strategy* - supports the development of renewable energy infrastructure in principle.
18. L1 - *Landscape character and valued characteristics*. Seeks to ensure that all development conserves and enhances valued landscape character and sites, features and species of biodiversity importance.
19. L3 - *Cultural heritage assets of archaeological, architectural, artistic or historic significance* relates to cultural heritage assets and their settings. It seeks to conserve assets of archaeological, architectural, artistic or historic significance.
20. CC1 - *Climate change mitigation and adaptation*. Sets out that development must make the most efficient and sustainable use of land, buildings and natural resources. Development must also achieve the highest possible standards of carbon reductions.
21. CC2 - *Low carbon and renewable energy development*. Sets out that proposals for low carbon and renewable energy development will be encouraged provided they can be accommodated without adversely affecting landscape character or the special qualities of the National Park.

Development Management Policies

22. DMC3 - *Siting, Design, layout and landscaping*. Reiterates, that where developments are acceptable in principle, policy requires that design is to high standards and where possible enhances the natural beauty, quality and visual amenity of the landscape. The siting, mass, scale, height, design, building materials should all be appropriate to the context. Accessibility of the development should also be a key consideration.
23. DMC8 - *Conservation Areas* details planning policy with regards to those applications proposed within a conservation area and seeks to preserve and enhance its settings and important views into, out of, and through the area.

Supplementary Planning Document

24. Climate Change and Sustainable Building Supplementary Planning Document paragraph 9.2 outlines guidance for solar technologies, supporting the installation of solar photovoltaics in principle providing that care is taken to minimize their visual impact.

Assessment

Principle of the development

25. Policy DS1 supports the development of renewable energy infrastructure in principle.
26. Policy CC2 sets out that renewable energy proposals will be encouraged providing that they avoid adverse impacts. Solar panels on Ade House represent a proposal for renewable energy and are acceptable in principle, provided they can be accommodated without adversely affecting landscape character, cultural heritage assets, other valued characteristics, or other established uses of the area. These impacts are assessed in the following section of the report.

Siting, Design and Landscape Impact

27. Ade House is a traditionally constructed limestone dwelling with a mixed Stone slate & Hardrow slate roof, set in a large garden with a further croft to the north within the same ownership.
28. The potential adverse impact from the solar panels would be to the Taddington Conservation Area and the setting of nearby Grade II listed buildings, Sycamore Farmhouse and its associated barn, which are approximately 45m to the south of Ade House.
29. Ade House is referenced in the Taddington Conservation Area appraisal, as is the significance of the retention of the back lanes and connecting pathways. The Conservation Area Appraisal says that *'The buildings are unified by the use throughout of limestone, normally with gritstone dressings. However, this overall unity masks very real differences in detail.'*
30. Ade House is specifically referenced.
31. *Ade House (7) is the exception to the rule as far as the historical village is concerned, being an 18th century house, probably originally a farmhouse, lying to the north of Hades Lane. Otherwise the few properties which front this lane are modern. If the character of Taddington is to be retained, this is a precedent which should not be followed.*
32. Ade House sits at the end of a gravel track projecting off of the Main Road. This location, combined with the topography, surrounding built environment and foliage cover means that Ade House is a largely inconspicuous property from the street scene. However, there are public footpaths circling Ade House in all directions from which the development would be visible.
33. In terms of the wider visual impact of the development, it is acknowledged that there are limited views from the main street scene towards Ade House, however, the 'valued characteristics' of the National Park includes Conservation Areas and both designated and non-designated heritage assets irrespective of public views.
34. The solar panels would be visible from public footpaths through the Taddington Conservation Area, the significance of which are discussed in the conservation area appraisal.
35. The solar array would be sited on two roofs at the property. On the south-facing, western-most roof of the cottage (10 panels) and on the west-facing roof of the boiler house (6 panels).
36. The full array would be made up of 16 panels. These would be in addition to the 17 approved panels split between the eastern end of the south-facing roof of the main dwelling and the west-facing roof of the double garage.
37. There is supplementary guidance in the Authority's SPD on extensions and alterations specific to this type of development at paragraph 2.12. It states that, *"adding photo-voltaic or solar thermal panels to a roof fundamentally alters its character and appearance. The shiny, manufactured appearance of the panels look alien in the context of traditional building materials. It is sometimes preferable to locate panels on the ground. This can be both less obtrusive and avoids problems of drilling through roof coverings for fixings for the frames. If panels need to be sited on a roof, placing them on inner slopes where they can't be seen is the ideal. Otherwise place them to the rear in an unobtrusive location, if orientation allows."*

38. Whilst not highly visible from wider views, the solar panels would represent a modern intervention on the principal elevation and roof of a named 18th century cottage from the Taddington Conservation Area Appraisal, which would be visible from footpaths surrounding the property.
39. In this case, material consideration is given to the incremental development of the site, as well as those at neighbouring properties. It is important that the array is not considered in isolation, but is looked at in the context of impacts arising from development on the site as a whole, which would be furthered by the installation of this array.
40. Previously approved solar panels are now installed on the eastern lower roof of Ade House. These replaced older solar panels to this roof. It is considered that the cumulative impact of a further array on the main roof of the property would represent a harmful intervention to the historic character of the property and Conservation Area, contrary to relevant policies and guidance.
41. Consequently, due to the cumulative impact of the modern solar panels, altering the character and appearance of the 18th century cottage, in combination with the negative impact that the alien panels would have in the context of the Taddington Conservation Area, Officers have concluded that the development would have a harmful effect on the landscape and scenic beauty of the National Park and would conflict with policies GSP1, GSP3, L1, L3, and CC2 of the Core Strategy and policies DMC3 & DMC8 of the Development Management policies document, where priority is given to the conservation and enhancement of the National Park and valued landscape character. It would also conflict with paragraph 182 of the NPPF.
42. Furthermore, there would be conflict with the National Park's Climate Change and Sustainable Building Supplementary Planning Document (SPD), where it seeks to avoid roof mounted solar arrays on principle elevations, particularly in the case of historic buildings.
43. Overall, whilst the development would reduce reliance on non-renewable energy sources and thereby mitigate the impacts of climate change. The public benefit of doing so on a property already served by more appropriately sited solar photovoltaic panels is considered to be outweighed by the harm that arise from the development, as identified above.

Potential amenity issues

44. With respect to the amenity of neighbouring dwellings. Given the distance of separation from the nearest residential properties, and the nature of the development, the proposal would not be considered to have an adverse impact or significantly harm any residential amenity in the locality, therefore accords with policies GSP3 & DMC3 in these respects.

Local Highway matters.

45. The local Highway Authority do not consider the proposals to bear a material impact on the public highway. The development would have no impact on access to the site, nor would it result in an intensification of use. Regarding this, the proposal would be acceptable in highway terms, according with policies DMT3 in these respects.

Environmental Management and sustainability

46. As the proposals are solely for the provision of renewable energy, they comply with CC1, as far as it is applicable to the development.

Conclusion

47. It is concluded that on balance, the cumulative impact of further solar panels on the principle elevation of Ade House would result in significant harm to character of the building, and to the Taddington Conservation Area. The benefit that would arise in terms of mitigating the impacts of climate change would not in this case outweigh the impact the development.
48. There are no policy or other materials considerations which indicate that planning permission should be approved. The application is therefore recommended for refusal.

Human Rights

49. Any human rights issues have been considered and addressed in the preparation of this report.
50. List of Background Papers (not previously published)

Nil

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