

DELEGATED DECISION REPORT

SMD/2024/0480
Valid 29/10/2024

HAREWOOD HALL LEEK
ROAD
CHEADLE

TO INSTALL 10NO. SOLAR PV
PANELS ON THE ROOF

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Heritage Asset – Listed Building
- Sustainability

DESCRIPTION OF SITE

The application site comprises a detached Grade II listed three-storey former farmhouse constructed in the early 19th century, with mid-19th century alterations and additions. The property is constructed of red brick with a slate double-pile roof. It is set back over 80 metres from Leek Road to the southwest and is set within a substantial plot. The property is located in the North Staffordshire Green Belt.

The houses roof is double ridged. The ridges are parallel to each other. The brick gable ends of the house extend into the gap between the two parts of the roof, screening the two inner roof slopes.

PROPOSAL

The proposal involves the addition of 10 solar panels on the south and north facing roof slopes. The solar panels are approximately 1.7m by 1.1m. They will be hidden from views by the mass of the roofs and the end walls to the building.

They will be supplemental to the previous approval for solar heating on the roof which is indicated as having been implemented.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan Policies

SS1 Development Principles
SD 2 Renewable / Low-Carbon Energy
DC1 Design Considerations
DC2 Historic Environment

National Planning Policy Framework

Section 16 – Conserving and Enhancing the Historic Environment

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2020/0624 Hot water heating system in roof structure. Approved 27/01/2021

SMD/2023/0190 Listed building consent for 10No solar panels to roof APPROVED
06/06/2023

CONSULTATIONS

Publicity

Site Notice expiry date: 03/12/2024

Neighbour consultation period ends: 25/11/2024

Press Advert: 04/12/2024

Public Comments

None received at time of writing

Town / Parish Comments

Cheadle Town Council

'Cheadle Town Council has no objections to this development, and would support the Application in principle. It was observed that this Application relates to a Grade II Listed building, and we would like to see that materials used are in keeping with its nature.'

Environmental Health

n/a

Staffordshire County Council Highways

n/a

OFFICER COMMENTS

Principle of Development

Harewood Hall is located outside of the built-up area boundary of Cheadle, and as such is classed as being located within 'other rural area' under Local Plan (LP) Policy SS 2. Policy SS 2 describes other rural areas as 'the open countryside where development is normally unacceptable and green belt where further development is generally inappropriate. Within these areas there are some groups of houses and hamlets which are not identified as 'smaller villages' because of their predominantly open character and loose-knit nature. They also contain major developed areas which may be suitable for appropriate development or redevelopment.'

The application site is within the Green Belt. Paragraph 153 of the National Planning Policy Framework (NPPF) states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. As such must be determined if the proposal is considered appropriate development for within the Green Belt.

Design, Heritage and Impact on Openness

NPPF Paragraph 154 (c) states that the extension or alteration of a building is considered appropriated development provided that it does not result in disproportionate additions over and above the size of the original building.

Section 16 Paragraph 212 of the NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

LP Policy SS 10 states that 'These areas will provide only for development which has an essential need to be located in the countryside, supports the rural diversification and sustainability of the rural areas, promotes sustainable tourism or enhances the countryside. The Council and its partners will achieve this through the following actions: Allowing suitable development which would secure the future conservation of a heritage asset in accordance with Policy DC 2;'

LP Policy DC 2 states that the council will conserve and where possible enhance heritage assets, including their setting in a manner appropriate to their significance.

The proposed solar panels have previously been granted listed building consent in 2023 (SMD/2023/0190). The current scheme presents an identical scheme of solar panels which was approved in 2023. As such the proposal has previously been determined as acceptable in terms of heritage.

The proposed solar panels will be located on the south and north facing elevation of the roof. The panels are to be located where there will be no visibility of them from normal vantage points. The solar panels will not constitute an extension to the existing building, and as such is considered acceptable in terms of design and green belt impact.

Amenity

Section 12 Paragraph 135(f) of the NPPF states that development should create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

The proposed solar panels will be located on a inner roof slops of Harewood Hall. As such it is considered that there will be glare or visual intrusion as a result of the proposal. As such the proposed solar panels are considered acceptable in terms of amenity.

CONCLUSION / PLANNING BALANCE

The development is considered acceptable in terms of design, heritage, Impact on the green belt and amenity. It is considered to be in accord with the relevant policies put forward in the Local Plan and the NPPF. Therefore this application is recommended for approval.

OFFICER RECOMMENDATION : Approve

Case Officer: Rachel Robinson

Recommendation Date: 17th December 2024

X 

Signed by: Jane Curley

On behalf of Staffordshire Moorlands District Council