

**Application No:** 22/01069FULL Full Application

**Site:** The White House, Main Road, Walhampton, Lymington SO41 5RE

**Proposal:** Installation of Solar Photovoltaic PV panels and cabling

**Applicant:** David Harris

**Case Officer:** Ethan Townsend

**Parish:** BOLDRE PARISH COUNCIL

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**1. REASON FOR COMMITTEE CONSIDERATION**

Contrary to Parish Council view

**2. POLICIES**

**Development Plan Designations**

Conservation Area

**Principal Development Plan Policies**

DP2 General development principles  
DP18 Design principles  
SP14 Renewable energy  
SP15 Tranquillity  
SP16 The historic and built environment  
SP17 Local distinctiveness

**NPPF**

Sec 15 - Conserving and enhancing the natural environment  
Sec 16 - Conserving and enhancing the historic environment

**3. MEMBER COMMENTS**

None received

**4. PARISH COUNCIL COMMENTS**

Boldre Parish Council: Recommend refusal for the reasons listed: Feel this requires investigation; concerned about change of use; loss of grazing; lack of clarity due to absence of briefing notes

**5. CONSULTEES**

Tree Officer: No objection.

## **6. REPRESENTATIONS**

Two objections have been received from neighbouring properties. The concerns relate to the potential for a precedent to be set regarding loss of agricultural land, impact on landscape and neighbouring amenity, the impact on ecology, trees, and water table/flow, encroachment of the curtilage onto agricultural land and the suitability of the location of the panels.

## **7. RELEVANT HISTORY**

Installation of children's play equipment (18/00595) granted on 20 September 2018

Reposition summerhouse (12/97233) granted on 30 April 2012

Application for Certificate of Lawful Development for proposed use of land for fruit growing (11/96940) approved on 25 January 2012

Porch; Chimney; Alteration to Fenestration (10/95054) granted on 17 May 2010

Two-storey outbuilding (07/92137) granted on 07 November 2007

Side conservatory; front and rear porches; detached garage (04/82282) granted on 22 September 2004

Extension to lounge and bedroom over and add family room. (NFDC/88/39527) granted on 26 October 1988

## **8. ASSESSMENT**

### **Application Site**

- 8.1 The White House is a substantial, detached dwelling which incorporates an attractive design and traditional use of materials, located within the Forest South East Conservation Area. The property lies within an extensive plot and is set well back from its boundary with Main Road. Prominent deciduous trees and close boarded fencing provide screening along this boundary. The south west and north east boundaries are adjoined by detached dwellings which also lie within spacious plots.

### **Proposed Development**

- 8.2 This application seeks planning permission for the installation of 19 ground mounted solar panels to the rear of the residential curtilage of The White House. The panels would be free standing within a Renusol tub. They would measure 1.7 metres in width and would be 0.4 metres in height. The proposed solar panels would produce electricity for the owners of The White House.

## Consideration

- 8.3 The relevant considerations relate to compliance with Policy SP14 on renewable energy and the impact upon the landscape, the conservation area, trees, and neighbouring amenity.
- 8.4 Policy SP14 of the Local Plan relates to renewable energy and states that development proposals incorporating renewable energy generation, other than wind energy, will be permitted where they are small scale, are located and designed to have minimum visual impact and do not have an adverse impact on the special qualities of the National Park. The panels would be sited on a paddock located to the rear of the curtilage of The White House. The site owner has provided further information relating to why this location is optimal for the solar panels. The roof of the dwellinghouse is very broken up which would make it ineffective for solar panels. Furthermore, if the panels were sited on the roof, they would be visible within the conservation area. Similarly, the front of the roof of the garage is shaded by trees and would be unsuitable whilst the roof faces the wrong orientation to be effective. Whilst ground mounted panels could have been sited within the garden, the shading caused by trees surrounding the site would minimise their effectiveness. The proposed location has been identified as optimal for efficient solar energy.
- 8.5 The proposal would provide electricity purely for domestic purposes for the dwellinghouse. The number of panels would be commensurate with the energy output of the dwellinghouse and would provide a renewable, energy source to the dwelling. The siting of the array within the agricultural land to the rear of the garden would not be visible from the main road due to its distance. The site is well screened and concealed from external public vantage points. The low height of the solar panels would mean that their visual impact from outside of the site would be minimal. As such, it is not considered that the proposal would result in any significant adverse impact upon the landscape or the character and appearance of the conservation area in accordance with Policies SP14, SP7 and SP16.
- 8.6 Two letters of objection have been received from occupiers of nearby properties. Both properties are concerned with the loss of agricultural land for the siting of solar panels and the potential to set a precedent within the area. In this case, the land still has the potential for use as grazing land, as animals would still be capable of grazing around the land. With regards to a precedent being set, each case is judged on its individual merits and, in this instance, the impact on the landscape and surrounding area would be minimal in accordance with Policy SP14.
- 8.7 With regards to the impacts on trees, the trees on and adjacent to this site are protected by virtue of growing in a conservation area. The fruit trees shown to be removed have no public amenity value and could easily be relocated or replaced. Therefore, the Authority's Tree Officer has no objection to the proposal.

- 8.8 In relation to ecology, the solar panels would be sited in tubs, not fixed into the ground or requiring any hardstanding therefore their impact would be limited. Plants and wildlife would still be able to grow around the panels.
- 8.9 The site in which the panels are to be located has a low water table, however, water would still be able to flow freely through the gaps in the tubs so as not to exacerbate the current situation. Furthermore, the proposal does not include or require lighting and therefore would not have an adverse impact on the wildlife or tranquillity of the area.
- 8.10 Policy DP2 seeks to ensure all development would be appropriate and sympathetic and have no adverse impacts on amenity. Two objections have been received with regard to potential impacts on neighbouring amenity. The proposed panels would be sited 40 metres and 60 metres from 3 Wallhampton Cottages and The Lodge respectively. Due to the distance from neighbouring properties, the low height of the panels and the presence of hedges and trees surrounding the site, it is not considered that the proposed solar panels would result in any adverse visual impacts upon neighbouring amenity.

### **Conclusion**

- 8.11 The proposed development would contribute towards the provision of low carbon, renewable energy and is capable of being accommodated on the site without adverse impact on the landscape, character and appearance of the conservation area, trees or neighbour amenity. The proposal is therefore in accordance with Policies DP2, SP7, SP14, SP15, SP16 and DP18 of the adopted Local Plan.

## **9. RECOMMENDATION**

Grant Subject to Conditions

### **Condition(s)**

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

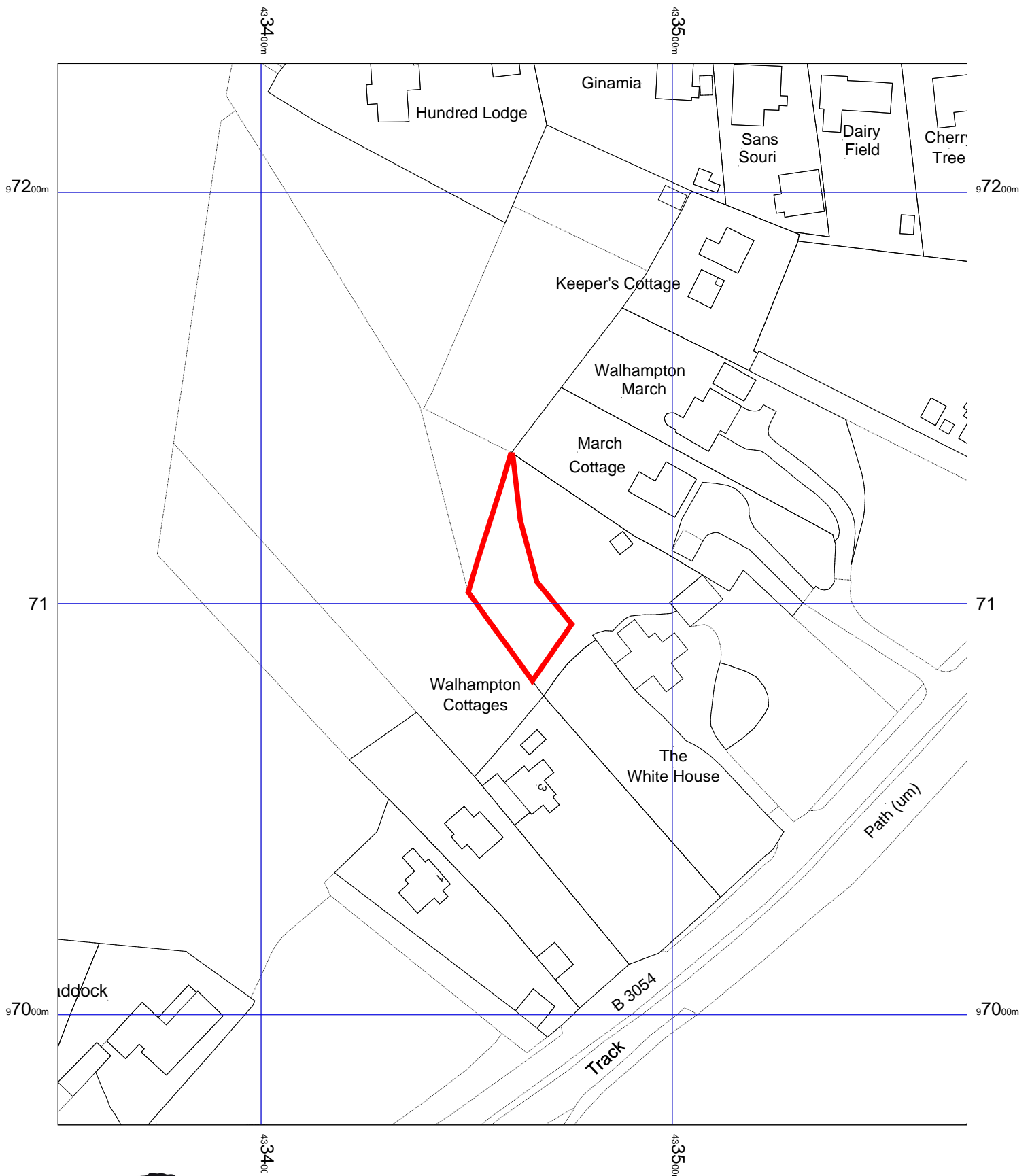
2. The development shall only be carried out in accordance with the Solar Panel Specification submitted on 28 April 2021, unless otherwise agreed in writing by the New Forest National Park Authority.

Reason: To ensure an acceptable appearance of the building in accordance with Policy DP2 of the adopted New Forest National Park Local Plan 2016 - 2036 (August 2019).

3. Development shall only be carried out in accordance with drawing nos: THW-SPV 1, THW-SPV 2, TWH SPV 3, TWH SPV 4, TWH SPV 5.

No alterations to the approved development shall be made unless otherwise agreed in writing by the New Forest National Park Authority.

Reason: To ensure an acceptable appearance of the building in accordance with Policies SP16, SP17, DP18 and DP2 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).



NEW FOREST  
NATIONAL PARK

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