



APPEAL BY:
Mr Daljeet Singh Matharu

AGAINST THE LONDON BOROUGH OF HILLINGDON COUNCIL'S REFUSAL
TO GRANT PLANNING PERMISSION FOR:

10 no. Solar Panels on top of flat roof

AT

29 Barnhill Lane, Hayes, UB4 9HD

London Borough of Hillingdon Council's Reference: 18069/APP/2021/2342

WRITTEN REPRESENTATIONS: GROUNDS OF APPEAL

July 2022

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1.0 INTRODUCTION

- 1.1 This statement has been prepared by RJS Planning, on behalf of Mr Daljeet Singh Matharu, in support of the appeal lodged against the refusal of planning application 18069/APP/2021/2342.
- 1.2 The application was submitted on 21st October 2021 and sought retrospective planning permission for 10 no. Solar Panels on the top of the flat roof at No. 29 Barnhill Lane, in Hayes, within the London Borough of Hillingdon.
- 1.3 The application was refused under delegated authority on 12th May 2022 for the following reason:
1. *The proposed solar panels by reason of their raised siting, scale, design and appearance would be harmful to the character and appearance of the existing dwelling, the streetscene, and the wider area which lies within the Barnhill Estate ASLC. The development is therefore contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies DMHB5, DMHB 11, DMHB12 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) and Policies D4 and D8 of the London Plan (2021).*
- 1.4 This grounds of appeal will address the central concerns raised within the Council's reason for refusal, notably:
- Whether the proposed solar panels by reason of their raised siting, scale, design and appearance would be harmful to the character and appearance of the existing dwelling, the streetscene, and the wider area which lies within the Barnhill Estate ASLC.
- 1.5 To set some context, this statement will first provide a description of both the appeal property and the development to be retained. The statement will then discuss the relevant national and local planning policies before responding to the Council's concerns and reasons for refusal.

2.0 CONSULTATION

- 2.1 The nearest 13 neighbouring properties were consulted by letter in regard to the development and 5 objections were received by the Council, which raised concerns in regard to the visual impact of the solar panels and the safety of their supporting structure; therefore, these issues will be discussed within this statement.
- 2.2 The Hayes Conservation Area Advisory Panel were also consulted as the appeal property is in the Barnhill Estate Area of Special Local Character, and objected to the retention of the solar panels.

3.0 RELEVANT SITE HISTORY

3.1 Planning Application Reference: 18069/APP/2005/3199

Erection of a two-storey side & part single-storey, part two-storey rear extension & installation of rear dormer & front rooflights in connection with use of existing & proposed roofspace as habitable accommodation

Approved 10th January 2006

3.2 Planning Application Reference: 18069/APP/2019/845

Single storey rear extension

Refused 30th April 2019

3.3 Planning Appeal Reference: APP/R5510/D/19/3233666

Appeal against the refusal of application reference 18069/APP/2019/845

Appeal Dismissed 17th October 2019

3.4 Planning Application Reference: 18069/APP/2020/950

Single storey rear extension

Refused 13th May 2020

3.5 Planning Appeal Reference: APP/R5510/D/20/3256455

Appeal against the refusal of application reference 18069/APP/2020/950

Appeal Allowed 27th November 2020

4.0 THE SITE

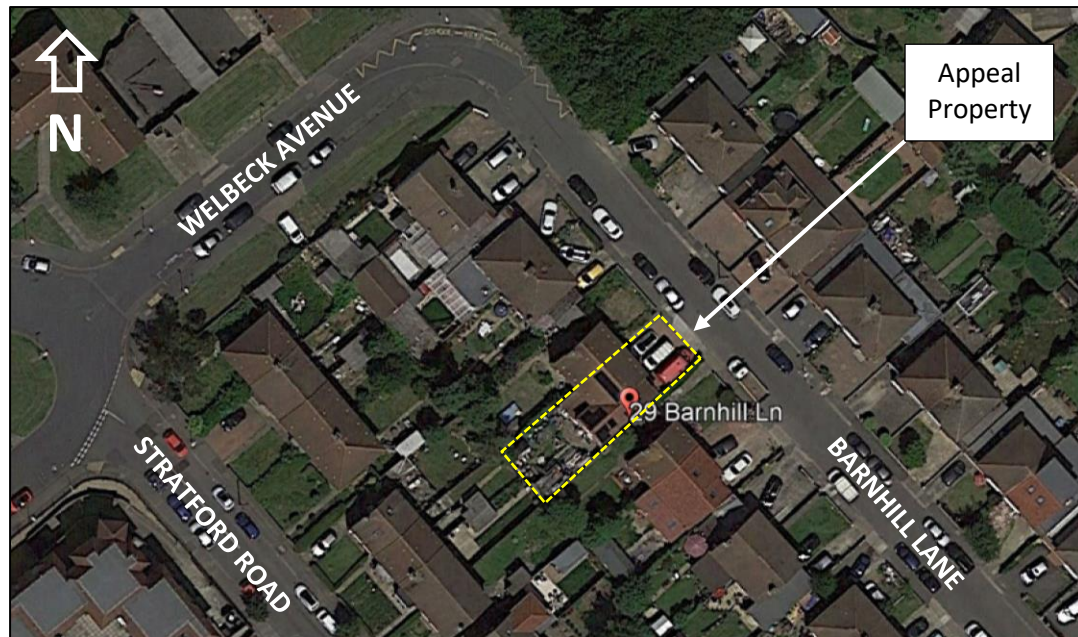
4.1 The appeal property is a two storey semi-detached dwellinghouse located on the southwest side of Barnhill Lane. The house adjoins No. 31 to the northwest and is separated from No. 27 to the southeast by the 1.0m wide side pathway of the appeal property and the 3.8m wide side garden of this neighbouring property.

4.2 The appeal property is set back from the highway behind a block paved front curtilage which provides parking for two vehicles. To the side there is a pathway which leads to an 11m deep rear garden.

4.3 The house has previously been extended with a two storey side and part single-storey, part two-storey rear extension, and the installation of a rear dormer with front rooflights.



No. 29 Barnhill Lane



Appeal Site and Surrounding Area

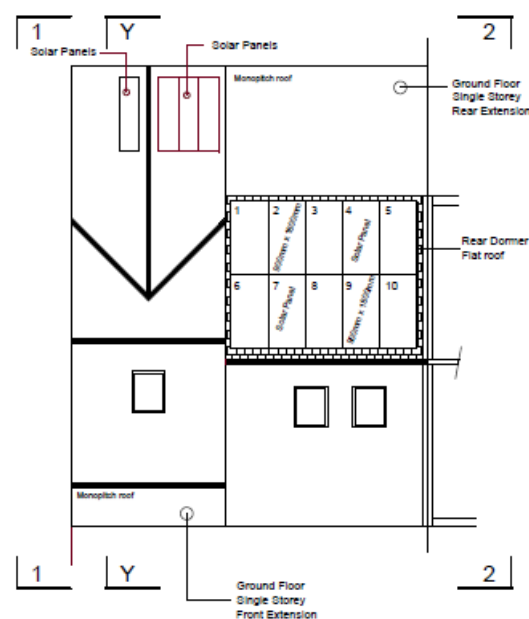
- 4.4 The appeal property is located within a 'Developed Area' and 'Barnhill Estate ASLC' as identified in the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), where the prevailing character of the area is residential. The site is not within a conservation area and the appeal property and the neighbouring buildings are not listed.

5.0 APPEAL PROPOSAL

- 5.1 The appeal application sought retrospective planning permission for 10 no. solar panels on the top of the flat roof at No. 29 Barnhill Lane.

- 5.2 As detailed, the house has been previously extended to the rear with a part single and part two storey rear addition, and an additional single storey addition with a combined depth of 5.0m.

- 5.3 The property also has a rear dormer and 3 front rooflights and the solar panels are fixed to two timber frames on the roof of the dormer, with each panel measuring 600mm x 1800mm, totalling an area of 10.8 sq.m, with the flat roof area measuring 3.6m x 4.5, equating to 16.20 sq.m.



Proposed Roof Plan

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6.0 RELEVANT PLANNING POLICY

6.1 The reason for refusal refers to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies DMHB5, DMHB 11, DMHB12 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) and Policies D4 and D8 of the London Plan (2021).

6.2 Although not mentioned within the reason for refusal, the NPPF (2021) is also relevant to this appeal. The following paragraphs provide a brief summary of the relevant policies and the applicable guidance within the National Planning Policy Framework. The paragraphs are in a hierarchical order relative to national and local planning policy.

National Planning Policy Framework – February 2021 (NPPF)

6.3 The NPPF (July 2021) sets out the Government's planning policies for England and how these are expected to be applied, this document replaces the National Planning Policy Framework published in February 2019. The following sections and paragraphs make reference to the parts of the NPPF which are directly relevant to this appeal.

Achieving sustainable development

6.4 The purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs. These address social progress, economic well-being and environmental protection. Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives): economic, social and environmental.

Decision-making

6.5 Paragraph 38 states that local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.

Achieving well-designed places

6.6 Section 12 of the NPPF describes how the creation of high quality buildings and places is fundamental to what the planning and development process should achieve, stating that *"Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities"*.

6.7 Paragraph 130 states that planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*
- f) 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.*

6.8 Paragraph 134 highlights that development that is not well designed should be refused, it also states that conversely, significant weight should be given to:

- a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and/or*
- b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.*

Meeting the challenge of climate change, flooding and coastal change

6.9 Paragraph 152 states that the planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure. Paragraph 158 adds that “*When determining planning applications for renewable and low carbon development, local planning authorities should not require applicants to demonstrate the overall need for renewable or low carbon energy, and recognise that even small-scale projects provide a valuable contribution to cutting greenhouse gas emissions*”.

The London Plan (2021)

- 6.10 The London Plan 2021 is the Spatial Development Strategy for Greater London. It sets out a framework for how London will develop over the next 20-25 years and the Mayor's vision for Good Growth. The Plan is part of the statutory development plan for London, meaning that the policies in the Plan should inform decisions on planning applications across the capital.

Policy D4: Delivering good design

- 6.11 In regard to design analysis and development certainty, Section A states that *"Masterplans and design codes should be used to help bring forward development and ensure it delivers high quality design and place-making based on the requirements set out in Part B of Policy D3 Optimising site capacity through the design-led approach"*.

Policy D8: Public realm

- 6.12 This Policy deals mainly with public buildings and the spaces between them rather than domestic extensions and alterations; however, it does state in Part b) that *"ensure the public realm is well-designed, safe, accessible, inclusive, attractive, well-connected, related to the local and historic context, and easy to understand, service and maintain. Landscape treatment, planting, street furniture and surface materials should be of good quality, fit-for-purpose, durable and sustainable"*.

Policy SI 2: Minimising greenhouse gas emissions

- 6.13 The supporting text for this policy states in paragraph 9.2.3 that *"Boroughs should ensure that all developments maximise opportunities for on-site electricity and heat production from solar technologies (photovoltaic and thermal) and use innovative building materials and smart technologies. This approach will reduce carbon emissions, reduce energy costs to occupants, improve London's energy resilience and support the growth of green jobs"*.
- 6.14 Paragraph 9.3.8 adds that *"Increasing the amount of renewable and secondary energy is supported and development proposals should identify opportunities to maximise both secondary heat sources and renewable energy production on-site. This includes the use of solar photovoltaics, heat pumps and solar thermal, both on buildings and at a larger scale on appropriate sites. There is also potential for wind and hydropower-based renewable energy in some locations within London. Innovative low- and zero-carbon technologies will also be supported"*.

Hillingdon Local Plan: Part One – Strategic Policies (November 2012)

- 6.15 The Hillingdon Local Plan is the key strategic planning document for Hillingdon and has an ambition for Hillingdon to be an attractive and sustainable borough. Policy BE1 is referred to within the reason for refusal.

Policy BE1 – Built Environment

- 6.16 Policy BE1 is a general policy which states that the Council will require all new development to improve and maintain the quality of the built environment in order to create successful and sustainable neighbourhoods, where people enjoy living and working and that serve the long-term needs of all residents. Criterion 1 of the policy states that new developments should achieve a high quality of design in all new buildings, alterations, extensions and the public realm which enhances the local distinctiveness of the area and which contributes to community cohesion and a sense of place. Criterion 2 of the policy states that proposals should be designed to be appropriate to the identify and context of Hillingdon's buildings, townscapes, landscapes and views, and make a positive contribution to the local area in terms of layout, form, scale and materials and seek to protect the amenity of surrounding land and buildings, particularly residential properties.

Local Plan Part 2 - Development Management Policies (adopted Jan 2020)

- 6.17 This Development Management Policies document forms part of Hillingdon's Local Plan Part 2. Its purpose is to provide detailed policies that will form the basis of the Council's decisions on individual planning applications.

Policy DMHB5 - Areas of Special Local Character

- 6.18 The appeal property lies within the Barnhill Estate Areas of Special Local Character (ASLC) as identified within the Hillingdon Local Plan, where this policy states:

A) Within Areas of Special Local Character, new development should reflect the character of the area and its original layout. Alterations should respect the established scale, building lines, height, design and materials of the area.

B) Extensions to dwellings should be subservient to, and respect the architectural style of the original buildings and allow sufficient space for appropriate landscaping, particularly between, and in front of, buildings.

C) The replacement of buildings which positively contribute to the character and local importance of Areas of Special Local Character will normally be resisted.

Policy DMHB 11 - Design of New Development

- 6.19 Section A) states that all development, including extensions, alterations and new buildings will be required to be designed to the highest standards and, incorporate principles of good design including; harmonising with the local context by taking into account the surrounding and, incorporate principles of good design including:

i) harmonising with the local context by taking into account the surrounding:

- *scale of development, considering the height, mass and bulk of adjacent structures;*
- *building plot sizes and widths, plot coverage and established street patterns;*
- *building lines and setbacks, rooflines, streetscape rhythm, for example, gaps between structures and other streetscape elements, such as degree of enclosure;*

- *architectural composition and quality of detailing;*
 - *local topography, views both from and to the site; and*
 - *impact on neighbouring open spaces and their environment.*
- ii) ensuring the use of high quality building materials and finishes;*
- iii) ensuring that the internal design and layout of development maximises sustainability and is adaptable to different activities;*
- iv) protecting features of positive value within and adjacent to the site, including the safeguarding of heritage assets, designated and un-designated, and their settings; and*
- v) landscaping and tree planting to protect and enhance amenity, biodiversity and green infrastructure.*

- 6.20 Section B) states development proposals should not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space; Section C) states development will be required to ensure that the design safeguards the satisfactory re-development of any adjoining sites which have development potential; and Section D) explains that development proposals should make sufficient provision for well designed internal and external storage space for general, recycling and organic waste.

Policy DMHB 12 - Streets and Public Realm

- 6.21 Section A) states that development should be well integrated with the surrounding area and accessible, and amongst other criteria, it should ensure public realm design takes account of the established townscape character and quality of the surrounding area.

Policy DMHD 1 - Alterations and Extensions to Residential Dwellings

- 6.22 In relation to the appeal proposal Section A) states planning applications relating to alterations and extensions of dwellings will be required to ensure, amongst other criteria that there is no adverse cumulative impact of the proposal on the character, appearance or quality of the existing street or wider area; and there is no unacceptable loss of outlook to neighbouring occupiers.
- 6.23 In regard to solar panels, the Local Plan Part 2, Appendix A: Householder Development Policies states in paragraph A1.29 that *"Planning permission may be required for the installation of solar panels. While the Council acknowledges the environmental benefits of solar panels, their size and placement should be carefully located to ensure there is no adverse visual impact on the building or surrounding area. Solar panels should not be placed in a position where they can be seen over a great distance or from a public place. Planning permission will be required for solar panels on properties situated within or affecting a Conservation Area, Area or Special Local Character and on Listed Buildings; a proposal considered to impact detrimentally on a heritage asset or its setting will not be supported. Solar panels should be removed when no longer in use".*

7.0 THE APPELLANT'S CASE

Introduction

- 7.1 The appellant's case will focus on the central concerns within the reason for refusal; notably, whether the proposed solar panels by reason of their raised siting, scale, design and appearance would be harmful to the character and appearance of the existing dwelling, the streetscene, and the wider area which lies within the Barnhill Estate ASLC.

The Council's Concerns

- 7.2 According to the Planning Officer's Report, the Council's main considerations in assessing this case were as follows:

- Design and impact on the existing dwelling and surrounding area and ASLC
- Residential amenity

Design and impact on the existing dwelling and surrounding area and ASLC

- 7.3 In their assessment of the proposal to retain the solar panels the Council has stated that although the environmental benefits carry weight in this decision, the solar panels would be harmful to the character and appearance of the building, streetscene and wider ASLC, due to the solar panels having been erected on a raised wooden frame to enable the correct angle to be achieved for maximum solar efficiency; and that whilst the Council supports the principle of sustainable energy choices and solar panels, significant concerns are raised in terms of the visual impact of the proposal as *"The proposed panels are highly visible from all directions, in multiple public and private views. The panels as designed are seen to break the consistent ridge line and alter the shape of the roof on which it sits. The proposal has a seriously detrimental visual impact which harms the architectural integrity of the host dwelling and the wider area which lies within the Barnhill Estate ASLC. Given the level of harm identified, the benefits of securing sustainable energy choices are not considered to outweigh the visual harm"*.
- 7.4 In response to these conclusions, it is noted that Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) states that all new developments should achieve a high quality of design in all new buildings and the public realm, contributing to community cohesion and a sense of place. In this regard, solar panels are becoming a more common feature within residential settings, with the necessity to reduce carbon emissions resulting in many local authorities and private homeowners seeking methods to utilise clean, renewable and more sustainable energy sources.
- 7.5 It can however be difficult to incorporate solar panels in discrete locations, due to the need to capture sunlight, and they are therefore often placed on high rooftops, where they need to face in a southerly direction to operate at optimum levels.

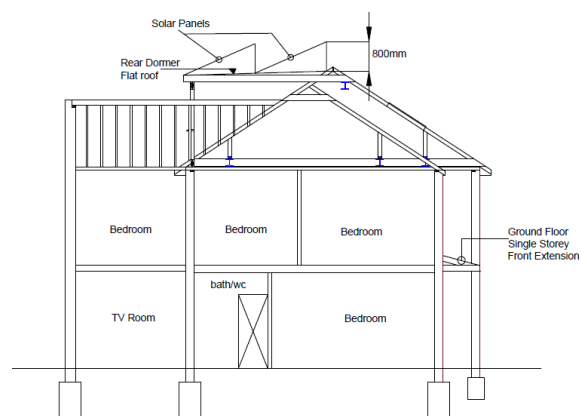
- 7.6 In this case, the solar panels to be retained are facing towards the rear of the property, with the supporting frame being the most visible part of the development within Barnhill Lane, as noted by the Planning Officers, this is a necessity to provide the correct angle for the solar panels to function correctly.



The Solar Panels viewed within Barnhill Lane

- 7.7 The Council has also referenced Policies DMHB 11 of the Hillingdon Local Plan: Part Two, which advises that all development will be required to be designed to the highest standards and incorporate principles of good design, taking into account aspects including the scale of the development considering the height, mass and bulk of adjacent structures; building plot sizes and established street patterns; building lines and streetscape rhythm and landscaping; with development also required to have no adversary impact on the amenity, daylight and sunlight of adjacent properties and open space.

- 7.8 In this regard, the solar panels are fitted in the correct manner and are positioned above the dormer to the rear of the house, which reduces the impact on the street scene. Due to the necessary angle, the panels are 800mm higher than the flat roof at the highest point, with their position causing no harm to neighbouring amenities.



Section Y-Y (excerpt from plan SUK/2021/PP/01)

- 7.9 Part A) of Policy DMHB 5 also states that within Areas of Special Local Character, new development should reflect the character of the area and its original layout, and alterations should respect the established scale, building lines, height, design and materials of the area. In this regard, it is acknowledged that the property is set within the Barnhill Estate ASLC, where the Council aims to protect visual amenities.

- 7.10 Policy DMHD 1 requires that alterations and extensions of dwellings should not have an adverse cumulative impact on the character and appearance of the street scene, it also requires that there is no unacceptable loss of outlook to neighbouring occupiers, setting out the design criteria including external dimensions by which proposals are assessed; however, it does not refer to the installation of solar panels in particular, whereas, Paragraph A1.29 of Appendix A, specifically addresses the issues regarding solar panels and states that *“Planning permission may be required for the installation of solar panels. While the Council acknowledges the environmental benefits of solar panels, their size and placement should be carefully located to ensure there is no adverse visual impact on the building or surrounding area. Solar panels should not be placed in a position where they can be seen over a great distance or from a public place. Planning permission will be required for solar panels on properties situated within or affecting a Conservation Area, Area or Special Local Character and on Listed Buildings; a proposal considered to impact detrimentally on a heritage asset or its setting will not be supported. Solar panels should be removed when no longer in use”*.
- 7.11 In regard to the Barnhill Estate ASLC and the solar panels to be retained, the appraisal leaflet for this protected area was published in 2007, when the installation of solar panels was not as common as it is now; and although it is acknowledged that the aim to retain the character of the area has not changed, the need to provide more sustainable energy sources has drastically increased and the need to accommodate solar panels in all residential settings is something that should be accepted. The installation of solar panels has not altered the scale or planform of the property, and they are not so substantial in scale as to have a significant impact on visual amenity within the immediate streetscape or wider views. It is therefore argued that the qualities which contribute to the designation of this ASLC are not harmed by the development, with any identified harm outweighed by the positive benefits to the environment as a whole.
- 7.12 The images below show the solar panels in longer views within Barnhill Lane and from other nearby public vantage points, to show how they look within the setting and that their impact could not be considered harmful to a degree that would warrant their removal.



Solar Panels in Street Scene of Barnhill Lane



Solar Panels viewed from Welbeck Avenue to the Northwest



Closer view from Northwest



View from Rear Garden

- 7.13 As pictured above, even at closer quarters the solar panels are not overly obtrusive and cannot even be seen from ground level in the rear garden of the appeal property. The visual impact is therefore not significant when viewed from nearby gardens or within the wider residential setting.
- 7.14 The appellant was unaware that planning permission would be required for solar panels, with their installation in many circumstances allowed under permitted development, even if the property is located in a conservation area or a World Heritage Site, they can still be installed on homes or flats, as long as they are not installed on a wall facing a highway. Nevertheless, it is noted that to be granted under permitted development, solar panels cannot protrude more than 0.2 metres beyond the plane of the wall or the roof slope when measured from the perpendicular with the external surface of the wall or roof slope; or result in the highest part of the solar PV or solar thermal equipment being higher than the highest part of the roof (excluding any chimney). The appellant had also seen many examples of solar panels having been installed in the locality, both on residential and commercial buildings, with this further leading him to believe this would be an acceptable form of development in the area.

- 7.15 A selection of the nearby solar panels visible in surrounding streets are shown below to demonstrate that the appeal proposal could not be considered harmful to the existing character of the area.



No. 1 Kingshill Avenue



No. 93 Wakmans Hill



Woodlands at No. 103 Duck's Hill Road



Outbuilding at No. 174 Yeading Lane



Solar Panels at Rear of No. 174 Yeading Lane

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Solar Panels visible in Hexham Gardens



Solar Panels at the Junction of Botwell Lane and Printing House Lane in Hayes

- 7.16 Although not all the examples above are set in an Area of Special Local Character, it is clear that solar panels, in general, are becoming a more visually acceptable part of the streetscape on a variety of built structures in Hayes, and due to the necessity to be functional to their optimum capacity, they are often on rooftops and angled towards the south, thus being visible in the public realm.
- 7.17 In this case, it is argued that the environmental benefits do outweigh the limited perceived harm of the solar panels being visible, in part, within Barnhill Lane and from a distance in Welbeck Avenue to the northwest. The Council states that it supports the principle of sustainable energy choices and solar panels; however, their decision to refuse this application demonstrates that they are not moving with the times and place more significance on the very limited visual impact in comparison to the need to embrace change and renewable energy provision.

Residential amenities

- 7.18 The Council has assessed the proposal against national, regional and local planning policies and has confirmed that *“The solar panels do not harm the amenities of neighbours or impact the residential amenities of those residing at no.29”*. The retention of the solar panels will also benefit the residents of the appeal property, with the provision of affordable electricity, following the financial investment during installation.

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8.0 CONCLUSION

- 8.1 It is acknowledged that the appeal site is located within the Barnhill Estate ASLC; however, this in itself does not mean that the installation of solar panels should be deemed unacceptable in principle or that they are detrimental to the appearance of the house or the wider area.
- 8.2 The Case Officer has been overly cautious in assessing the proposal and has exaggerated the impact on visual amenities within this residential setting. Whilst the appellant understands that the Council are seeking to preserve the Barnhill Estate ASLC in order to protect the special character and appearance of the locality. The Council have failed to fully take into account the limited actual impact that the addition of solar panels has had on the high rooftop, given their location set alongside other roof additions such as dormers and rooflights, and the fact that they will not face the highway or be fully visible within the street scene.
- 8.3 The proposed solar panels also have the public benefit of helping to mitigate the effects of climate change, which is clearly supported by Hillingdon Local Plan: Part One - Strategic Policies (2012), the Hillingdon Local Plan: Part Two - Development Management Policies (2020), the London Plan (2021), and the NPPF (2021), which all support and encourage the use of a full range of renewable energy technologies.
- 8.4 In particular, the London Plan (2021) highlights the need to minimising greenhouse gas emissions, with the supporting text for this policy stating in paragraph 9.2.3 that *“Boroughs should ensure that all developments maximise opportunities for on-site electricity and heat production from solar technologies (photovoltaic and thermal) and use innovative building materials and smart technologies. This approach will reduce carbon emissions, reduce energy costs to occupants, improve London’s energy resilience and support the growth of green jobs”*. The latest planning policies therefore support the installation of solar panels and the benefits they bring to all aspects of daily life.
- 8.5 Furthermore, paragraph 152 of the NPPF (2021) states that *“When determining planning applications for renewable and low carbon development, local planning authorities should not require applicants to demonstrate the overall need for renewable or low carbon energy, and recognise that even small-scale projects provide a valuable contribution to cutting greenhouse gas emissions”*.
- 8.6 As the NPPF (2021) also states that *“decision-makers at every level should seek to approve applications for sustainable development where possible”*, for the above reasons it is politely requested that this appeal is allowed, and the solar panels are allowed to remain in place.