

CIRCULATED PRIOR  
TO THE MEETING



**REPORT of  
DIRECTOR OF SERVICE DELIVERY**

to  
**SOUTH EASTERN AREA PLANNING COMMITTEE**  
14 February 2024

**MEMBERS' UPDATE**

**AGENDA ITEM NO. 6**

<b>Application Number</b>	<b>23/01056/VAR</b>
<b>Location</b>	Paton Place, Nipsells Chase, Mayland
<b>Proposal</b>	Variation of conditions 1 & 12 of approved application 23/00749/FUL (Amendment of condition 2 of 21/01240/VAR. Alterations to scale of the dwelling, the fenestration, design and materials).
<b>Applicant</b>	Mr & Mrs Kenny Paton
<b>Agent</b>	N/A
<b>Target Decision Date</b>	12.01.2024
<b>Case Officer</b>	Fiona Bradley
<b>Parish</b>	<b>MAYLAND</b>
<b>Reason for Referral to the Committee / Council</b>	Councillor / Member of Staff

**Members are to be made aware of the following:**

1. The applicants have submitted further information regarding the installation of photovoltaic (PV) panels on the roof of the dwelling and this is noted in the Officer Report at 3.1.10. The additional information included a report prepared by Easy PV, dated 29 January 2024, and a revised drawing, No. R04 Revision S.
2. The addition of PV panels is considered to be non-material to the application as it would not affect the description of the development or the overall design of the development.
3. To provide for the proposed renewable energy, the applicants propose to incorporate a plant room within the dwelling. The amendment would result in a minor change to the internal ground floor layout; the works would be entirely internal and would not alter the footprint or envelope of the building. Furthermore, any changes to the internal layout of the dwelling resulting from the need for a plant room associated with the PV panels, would not constitute development, and would not need planning permission.
4. The installation of solar panels is wholly supported and should Members resolve to grant planning permission, a condition to secure the installation of panels could be attached to the permission.