

**Kings Hill  
Kings Hill**

**TM/21/02273/RM**

**Approval of Reserved Matters for Areas 5.2 and 5.3, Kings Hill Phase 5, comprising the construction of 210 residential units and associated works, together with details required by conditions 1, 6, 7, 8, 9, 10 pursuant to Outline Planning Permission TM/18/03034/OAEA at Development Site North and East Of Jubilee Way Kings Hill**

DPHEH: Further correspondence has been exchanged with the applicant regarding the installation of solar PV panels on the south facing roof slopes of three of the apartment buildings. It is expected that the arrays will consist of approx. 160 no. 400 watt panels producing c. 60kw of electricity for exportation to the national grid. This would be a significant installation and a condition can be used to secure the final specification for the solar PV installation.

A condition was imposed on the original outline planning permission (no.14) for this development that requires the car parking spaces approved under this Reserved Matters submission to be safeguarded for such use although it would permit the erection of garages on the reserved car parking spaces. Members will recall from my first report (Annex 1) that the garages that form part of this development have not been counted specifically towards car parking provision for this scheme and, more generally, garages are not considered to be parking spaces when considering planning applications. Accordingly, I consider that an amended condition should be used to the one on the outline planning permission that would not allow for garages to be built under permitted development rights on the approved parking spaces.

## **AMEND RECOMMENDATION**

### **Add Conditions**

**2. None of the dwellings shall be occupied until the area shown on the submitted layout as vehicle parking space (including the car ports) to serve a particular dwelling has been provided, surfaced and drained. Thereafter it shall be kept available for such use and no permanent development (including the erection of garages), whether or not permitted by the Town and Country Planning (General Permitted Development) Order 2015 (or any order amending, revoking or re-enacting that Order) shall be carried out on the land so shown or in such a position as to preclude vehicular access to this reserved parking space.**

**Reason: Development without provision of adequate accommodation for the parking of vehicles is likely to lead to hazardous on-street parking.**

**3. None of the dwellings within the flat blocks labelled as Blocks E, F and H on the approved plans shall be occupied until Solar PV panels have been installed in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority. The scheme shall include sufficient a number of panels to generate at least 60KW of electricity.**

**Reason: In order to ensure that an appropriate amount of renewable technology is incorporated into the development and that the solar PV panels are installed in a timely fashion in compliance with the Borough Council's Climate Change Strategy.**

