Officer Report

Application No.	25/1722/FH
Site Address	THE TITHE BARN, STOWTING HILL, STOWTING, ASHFORD, TN25 6BE
Officer Name	Katy Claw
Proposal	Lawful development certificate (proposed) for installation of an additional 12 solar panels on a dwellinghouse.

Recommendation

Report Number	RD-438663
Recommended Decision	Recommended to be Lawful
Recommendation Date	31 October 2025

Report

SITE

The application site known as Tithe Barn is located within the rural village of Stowting within the Kent Downs National Landscape and Special Landscape Area.

The host dwelling itself is a detached converted barn just off Stowting Hill within a large plot of land. There are a handful of other detached properties located within the rural hamlet.

RELEVANT HISTORY

22/2082/FH - Lawful Development Certificate (proposed) for the installation of 14 solar panels.
Lawful

Y14/0812/SH - Erection of a two storey side extension.
Approved with conditions

Y14/0007/SH - Erection of a single storey double garage with ancillary accommodation for use as a gym, office or games room, following removal of existing garage.
Approved with conditions

Y13/0956/SH - Erection of a replacement outbuilding for use as a double garage and ancillary accommodation.
Withdrawn

Y11/0954/SH - Extension to time limit of planning permission Y09/0035/SH for the erection of a two storey extension.
Approved with conditions

Y09/0035/SH - Erection of a two storey extension.
Approved with conditions

Y00/0082/SH – erection of a two storey rear extension.
Approved with conditions

86/0810/SH – retention of garage and shed.
Approved with conditions

PROPOSAL

This application seeks a Lawful Development Certificate (proposed) for the installation of 12 solar panels on a dwellinghouse.

The proposed panels would be located on the south side of the property, upon the roof and sit alongside existing solar panels which were subject to Lawful Development Certificate application 22/2082/FH.

The proposed panels would sit in 2x rows of 6 panels, mirroring the layout of the existing panels.

The proposed panels would protrude no more than 0.2m beyond the plane of the roof slope.

CONSULTATION RESPONSES

Not required.

REPRESENTATIONS

Not required.

PUBLICITY

Not required.

RELEVANT LEGISLATION

The key consideration in determining the lawfulness of the solar panels are those set out by Class A of Part 14 of Schedule 2 (installation or alteration etc of solar equipment on domestic premises) of the Town and Country Planning (General Permitted Development) (England) Order 2015. As amended.

APPRAISAL

Schedule 2, Part 14, Class A refers to the installation, alteration, or replacement of microgeneration solar PV or solar thermal equipment on a dwellinghouse.

It says that permitted development consisting of the installation, alteration or replacement of microgeneration solar PV or solar thermal equipment on a dwellinghouse.

A.1
Development is not permitted by Class A if –

(a) The solar PV or solar thermal equipment would 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 – PASS – within the application form, under 'Grounds for Application' the applicant confirms that the panels protrude less than 0.2m beyond the plane of the roof slope.

(b) It would result in the highest part of the solar PV or solar thermal equipment being higher than the highest part of the roof (excluding the chimney) – PASS – the proposed elevations plans show the panels below the ridge of the roof.

(ba) N/A – the proposed solar panels would be on a pitched roof.

(c) N/A – the site is not located within a Conservation Area or World Heritage Site.

(d) N/A - the solar PV or solar thermal equipment would not be installed on a site designated as a scheduled monument.

(e) N/A - the solar PV or solar thermal equipment would not be installed on a building within the curtilage of the dwellinghouse or block of flats if the dwellinghouse or block of flats is a listed building.

Conditions
A.2 – Development is not permitted by Class A subject to the following conditions -

(a) Solar PV or solar thermal equipment is, so far as is practicable, sited so as to minimise its effect on the external appearance of the building – PASS – the solar panels would not cover the entire roof slope and due to the buildings orientation, they would not be highly visible from a public place.

(b) Solar PV or solar thermal equipment is, so far as is practicable, sited so as to minimise its effect on the amenity of the area – PASS – the solar panels would be sited away from the highway and are not readily visible from outside the site.

(c) Solar PV or solar thermal equipment is removed as soon as reasonably practicable when no longer needed. – N/A at this time.

RECOMMENDATION

The proposed solar panels are lawful and a certificate can be issued.

HUMAN RIGHTS

I have also taken into account the human rights issues relevant to this application. In my view, the Assessment section above and the Recommendation represents an appropriate balance between the interests and rights of the applicant (to enjoy his land subject only to reasonable and proportionate controls by a public authority) [and the interests and rights of those potentially affected by the proposal (to respect for private life and the home and peaceful enjoyment of their properties)] and the wider public interest.

Suggested Informatives (1)

1

The proposed solar panels, as detailed on the submitted application form, site location plan, and drawings, would constitute permitted development in accordance with Schedule 2, Part 14, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).