



Planning Services
London Borough of Havering

26th November 2025

Dear Planning Services,

Planning Statement – Valemont House, Montrose, Warley Road, Upminster, RM14 1TR

Erection of Solar Panels

We submit this planning application, on behalf of the Applicant, for the installation of ground-mounted solar panels on land adjacent to the recently approved dwelling. This Planning Statement sets out the background to the proposal, the specific need for the development, and the relevant planning considerations in support of the application.

Background and Planning History

Planning permission for the dwelling was approved under references **P0146.23** and subsequently varied under **P1537.23**. These approvals collectively permitted the partial demolition of the former equestrian stable yard and the construction of a two-storey, detached dwelling with associated parking and amenity space.

Construction of the dwelling is well advanced. As part of the building regulations and energy performance requirements, the home must achieve compliance under the Standard Assessment Procedure (SAP). To meet the required SAP rating, the installation of solar photovoltaic panels is now essential.

Proposal and Site Context

Due to the configuration and form of the chalet-style bungalow, the roof design does not provide a suitable or safe location for roof-mounted solar panels. The angles, shading and structural constraints prevent an effective installation.

As a result, the proposed panels are to be positioned at ground level at the bottom of the field adjoining the property.

The installation will comprise a modest array of panels set at low level, positioned to minimise visibility and landscape impact.

Planning Considerations

The site lies within the Green Belt. The National Planning Policy Framework (NPPF) at paragraph **160** states that elements of many renewable energy projects may constitute inappropriate development in the Green Belt. Where this is the case, applicants must demonstrate *very special circumstances* (VSCs) to justify the development.

In this instance, the VSCs relate directly to the essential need for the panels to enable the lawful occupation of the permitted dwelling. Without the solar array, the dwelling cannot meet mandatory SAP requirements. The solar panels therefore provide the only viable means of achieving compliance with energy performance standards.

Furthermore, the NPPF clarifies that VSCs may include “*wider environmental benefits associated with increased production of energy from renewable sources*”. The proposal represents a small-scale renewable installation that will reduce reliance on fossil fuels and contribute positively to carbon-reduction objectives.

The panels will be sited sensitively, at low height, and well away from public viewpoints, ensuring no material harm to openness or the purposes of the Green Belt.

Conclusion

The proposed ground-mounted solar panels are essential to securing SAP compliance for the dwelling and represent the only practical renewable solution available given the constraints of the roof structure. The environmental benefits and functional necessity of the installation amount to very special circumstances that justify the modest and low-impact development within the Green Belt.

I trust this provides sufficient justification for the proposal. Should you require any further information or wish to discuss the application, I would be pleased to assist.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'A Ransome', with a stylized flourish at the end.

Andrew Ransome MRTPI

Planning Director