

Installation of Solar Panels on freehold or leasehold properties in St Mary's

Solar energy generation as a sustainable is an increasing feature of new home building, St Marys Management Company has identified an approach which allows owners to implement sustainable energy solutions, but in a way which is consistent and which complements the style and character of the development.

Proposals to install or modify existing installations of solar panels on properties in the St Marys development must be submitted for consideration and approval by the St Marys Management Company. Proposals will be considered against the appropriate provisions of the Deed of Covenant (provision 2, of Schedule 3): “ *Not to do or allow to be done or not done (as the case may be) anything on the property which is or may grow to be a nuisance, annoyance or inconvenience to the Transferor or its successors in title or the owner or occupier of any adjoining or neighbouring land or which may tend to depreciate or lessen the value of the Transferor's development or any part thereof.*”

Assessment of the proposal will be made according to the following criteria:

- **Visual Impact:** Is the proposed change sympathetic to the architectural style and character of the development?
- **Location:** Is the alteration visible from the communal areas, roads, or green spaces?
- **Precedent:** Would this set an undesirable precedent for similar requests?
- **Neighbour Impact:** Could this cause disruption, loss of privacy or visual intrusion to adjacent properties?
- **Sustainability:** Are the proposed changes environmentally beneficial while being visually acceptable?
- **Property Value:** Could the change diminish the perceived value or desirability of nearby properties?
- We believe that taking a positive position on solar panel installation (subject to assessment of proposals by the Management Company against the above criteria) will have a positive impact on the perceived value and desirability of properties on the development.

Principles/Characteristics

- In terms of visual impact, solar panels which are black against a dark grey slate roof would be noticeable, but will be less intrusive than and therefore preferable to a silver/terracotta-coloured alternatives.
- The installation should be symmetric (2x2) which is pleasing and less likely to draw the eye.
- The proposed changes should not cause a loss of privacy or visual intrusion to adjacent properties.
- The installation must be compliant with all relevant industry, building and planning regulations.
- The installation should be organised to cause minimal disruption to residents and their visitors.

The board has previously approved installation of solar panels by the owners of :

- 20 St Anthony's Crescent
- 21 St Mary's Road