

---

2025/0422

Unit 5b, Ashroyds Way, Platts Common, Barnsley, S74 9SB

Prior notification for roof mounted photovoltaic solar panels to non-domestic building

---

### Site Description

The application relates to the Woolf Laundry Unit 5b of the Ashroyd Business Park within the Hoyland area of Barnsley. The surrounding area is characterised by both industrial buildings similar to the application site and residential properties located to the south of the site. The site is screened to the south between the residential properties by trees.

### Planning History

Application Reference	Description	Status
2018/0420	Erection of 4 no. business units for use within Use Classes B1(b) (Research & Development), B1(c) (Light Industry), B2 (General Industrial) and B8 (Storage and Distribution) with ancillary offices and associated access, parking and circulation/service areas, infrastructure works and landscaping	Approve with Conditions
2022/0148	Display of illuminated 3D signboard on building frontage	Approve with Conditions

### Proposed Development

This application has been submitted under Class J, Part 14 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (GPDO).

The installation, alteration or replacement of other solar PV equipment on the roof of a building is permitted development under Class J(c), Part 14 of Schedule 2 of the GPDO subject to condition J.4(2), which requires the developer to apply to the Local Planning Authority for a determination as to whether prior approval is required.

The solar PV panels are proposed over three separate sections to the south facing roof plane, each providing a coverage area of approximately 157 metres squared and a total coverage of approximately 470 metres squared. The solar PV panels protrude approximately 0.1 metres above the roof plane of the existing building. The proposed solar PV panels provide a minimum distance of approximately 1.6 metres to the external edge of the roof.

### **Policy Context**

No special restrictions or designations affecting the proposal are considered to apply to this site, such as permitted development rights having been removed, or listed status etc.

Class J, Part 14 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) order 2015 as amended, permits the installation or alteration etc of solar equipment on non-domestic premises. Within this are the following categories:

#### Permitted development

*J. The installation, alteration or replacement of—*

*(a) microgeneration solar thermal equipment on a building;*

*(b) microgeneration solar PV equipment on a building; or*

*(c) other solar PV equipment on the roof of a building,*

*other than a dwellinghouse or a block of flats.*

‘Microgeneration’ has the same meaning as in section 82(6) of the Energy Act 2004 and covers all solar PV equipment with a capacity of which to generate electricity that does not exceed 50 kilowatts. The proposal would result in a total electricity generation capacity of more than 50 kilowatts and is therefore considered to fall under category *J(c) other solar PV equipment on the roof of a building.*

#### Development not permitted

*J.1 Development is not permitted by Class J if—*

- a. the solar PV equipment or solar thermal equipment would be installed on a pitched roof and would protrude more than 0.2 metres beyond the plane of the roof slope when measured from the perpendicular with the external surface of the roof slope;*
- b. the solar PV equipment or solar thermal equipment would be installed on a flat roof, where the highest part of the solar PV equipment would be higher than 1 metre above the highest part of the roof (excluding any chimney);*

- c. *the solar PV equipment or solar thermal equipment would be installed [F1 on a roof and] within 1 metre of the external edge of that roof;*
- d. (deleted)
- e. *the solar PV equipment or solar thermal equipment would be installed on a site designated as a scheduled monument; or*
- f. *the solar PV equipment or solar thermal equipment would be installed on a listed building or on a building within the curtilage of a listed building.*

*J.2 Development is not permitted by Class J(a) or (b) if –*

- a. *the solar PV equipment or solar thermal equipment would be installed on a wall and would protrude more than 0.2 metres beyond the plane of the wall when measured from the perpendicular with the external surface of the wall;*
- b. *the solar PV equipment or solar thermal equipment would be installed on a wall and within 1 metre of a junction of that wall with another wall or with the roof of the building; or*
- c. *in the case of a building on article 2(3) land, the solar PV equipment or solar thermal equipment would be installed on a wall which fronts a highway.*

As this application falls under Class J(c), paragraph J.2 is not relevant to this application.

### Conditions

*J.4 – (1) Class J development is permitted subject to the following conditions –*

- a. *the solar PV equipment or solar thermal equipment must, so far as practicable, be sited so as to minimise its effect on the external appearance of the building and the amenity of the area; and*
- b. *the solar PV equipment or solar thermal equipment is removed as soon as reasonably practicable when no longer needed.*

(2) Class J(c) development is permitted subject to the condition that before beginning the development the developer must apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to the design or external appearance of the development, in particular the impact of glare on occupiers of neighbouring land, and the following sub-paragraphs apply in relation to that application.

### **Consultations**

No consultees were consulted on this application.

## **Representations**

No representations were received from members of the public in relation to the application

## **Assessment**

Class J, Part 14 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) order 2015 as amended, permits the installation or alteration etc of solar equipment on non-domestic premises, and Class J(b) specifically permits the installation of microgeneration solar PV equipment on a building, if the relevant criteria and conditions are complied with.

The solar PV equipment or solar thermal equipment would be installed on a pitched roof and will not protrude more than 0.2 metres beyond the plane of the roof slope when measured from the perpendicular with the external surface of the roof slope. The solar PV equipment or solar thermal equipment would not be installed within 1 metre of the external edge of the roof. The solar PV equipment will not be installed on a site designated as a scheduled monument, listed building or within the curtilage of a listed building.

The proposal therefore complies with Class J, Part 14 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) order 2015. Furthermore, the proposal is significantly screened by trees to the south of the site, restricting any possibility for the appearance of the proposal to cause harm to the character of the surrounding area. As such the proposal is considered acceptable.

## **Recommendation -**

**Prior Approval Not Required**