
Ref 2023/0484

Applicant: Mr Mike Robinson

Proposal: Installation 54no PV solar panels on roof top with a maximum output of 20.79 kWp
(Application to determine if prior approval is required)

Address: St Helens Primary Academy, St Helens Way, Monk Bretton, Barnsley, S71 2PS

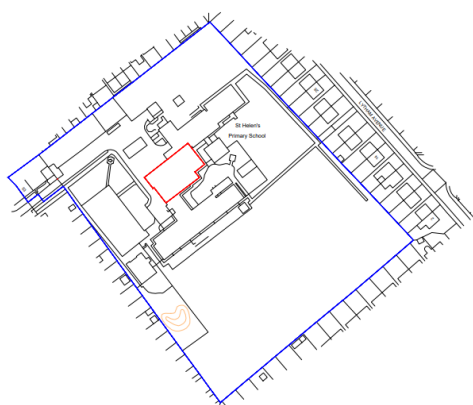
Site Description

The application relates to St Helens Primary Academy, a primary school in a range of single and two storey buildings. The school is set in an otherwise residential area with the surrounding properties mainly two storey houses, but with some bungalows to the south and there a number of three storey houses to the north of the school.

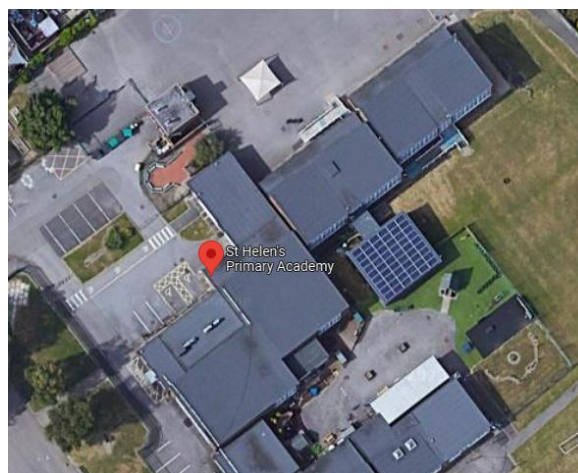
Proposed development

The applicant seeks prior approval to install 56no PV solar panels on the flat roof of one of the two storey school buildings. There is an existing small array on an adjacent single storey school building.

Proposed block plan with location
of proposed solar panels outlined in red



Aerial view showing existing
array



Proposed Development

The application indicates that the proposed equipment

- Taken together with any other solar photovoltaics installed under permitted development rights would not exceed 1 megawatt
- Would be on a flat roof
- The top of the panels would not be more than 1 metre above the highest part of the roof
- No part of the equipment would come within 1 metre of the external edge of the roof.

The proposal does not breach any of the other conditions of the permitted development

Policy Context

Schedule 2 Part 14, Class J (installation or alteration etc of solar equipment on non-domestic

premises) of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) states that development is permitted for 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.

The applicable classes related to the proposed development are Class J(c). Development is not permitted by Class J (c) if—

- a. the solar PV equipment or solar thermal equipment would be installed on a pitched roof and would protrude more than 0.2m 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 1m above the highest part of the roof (excluding any chimney);
- c. the solar PV equipment or solar thermal equipment would be installed within 1m of the external edge of that roof;
- d. in the case of a building on article 2(3) land, the solar PV equipment or solar thermal equipment would be installed on a roof slope which fronts a highway;
- 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.

Development is also not permitted by Class J(c) if the capacity of the solar PV equipment installed (together with any solar PV equipment installed under Class J(b)) to generate electricity exceeds 1 megawatt.

Conditions

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.

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.

Consultations

Ward Councillors – No response.

Representations

The application was advertised by way of a site notice (24 May to 15 June) and consultation letters which were sent to units/properties adjacent and near to the proposal site. No comments have been received.

Assessment

The proposed solar PV installation does not exceed any of the thresholds set out in Class J(c) of Part 14 of Schedule 2 of the General Permitted Development Order as set out in the application proposal above. The panels are to be installed on the flat roof of a two storey building and all the dwellings in the immediate vicinity are one or two storey, with the exception of three dwellings to the north which are three storey. It is considered that the visual impact and risk of glare on the surrounding properties will be very low or negligible and its therefore concluded that the proposal is acceptable.

Recommendation

Prior Approval – granted subject to the standard conditions.