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**2025/0669**

**Aldi, represented by Thomas Clift (Avison Young)**

**Aldi Stores, Barnsley Road, Goldthorpe, Rotherham, S63 9PJ**

**Prior approval application for installation of solar photovoltaics (PV) equipment on the roof of the building**

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### **Site Description**

The application relates to the Aldi supermarket located on Barnsley Road, Goldthorpe, Rotherham, S63 9PJ. The site is located to the east of Goldthorpe village centre and is located off the A635 and Barnsley Road. The surrounding area is a mixture of residential, commercial and farmland. The site is accessible via road, however Goldthorpe train station is located approximately 650m away. The site itself benefits from car parking and serves the community around it and is situated approximately 6.53 miles away from Barnsley Town Centre.

### **Planning History**

There is no relevant or recent planning history associated with this site.

### **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 application shows that 266no. solar PV panels would be installed on the roof of the application building with an electricity generation capacity of 140KW.

### **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**

A site notice was displayed opposite the application site. No representations were received from members of the public.

### **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.

In response to the requirements the developer has provided the following justification:

“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 – *not applicable as the roof is not pitched as shown on the Existing and Proposed Elevations.*

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) – *the PV panels will be installed on a flat roof and, as per the Vertex S Datasheet Specification and the Proposed Elevations Drawings, will be no higher than 1 metre above the highest part of the roof. Indeed, the total depth of the proposed solar PVs is 300mm.*

the solar PV equipment would not be installed on a roof and within 1 metre of the external edge of that roof - *the solar PVs will not be sited within 1m of the external edge of the roof, as is demonstrated on the Proposed Roofing Plan.*

the solar PV equipment would not be installed on a site designated as a scheduled monument; or the solar PV equipment would not be installed on a listed building or on a building within the curtilage of a listed building - *the PV equipment will not be sited on a building designated as a scheduled monument; and the solar PV equipment will not be installed on a listed building or on a building within the curtilage of a listed building.*

Having checked these specifications, the proposed development will comply with the legislation. However it is still necessary to assess the design or external appearance of the development, in particular the impact of glare on occupiers of neighbouring land,. In this case the PV equipment will be sited on the roof of the existing foodstore and will not extend above the existing roof parapet and as such would be mainly screened from view when looking at it from the road/pedestrian level which would avoid any significant glare to neighbouring land. Given the height of the existing building is above the height of the nearest housing the PV equipment would not be seen as a dominant or prominent feature. In view of this the design and external appearance is considered acceptable.

## **Recommendation -**

**Approve**