
Ref 2022/0254

Applicant: Mr James Bevens

Proposal: Extension of existing array of roof top photovoltaic panels to a 110KWP system (Prior Approval for the Installation, Alteration or Replacement of other Solar Photovoltaic (PV) equipment on the roofs of non domestic buildings up to a capacity of 1 megawatt)

Address: 125 Maple Road, Tankersley, Barnsley, S75 3DL

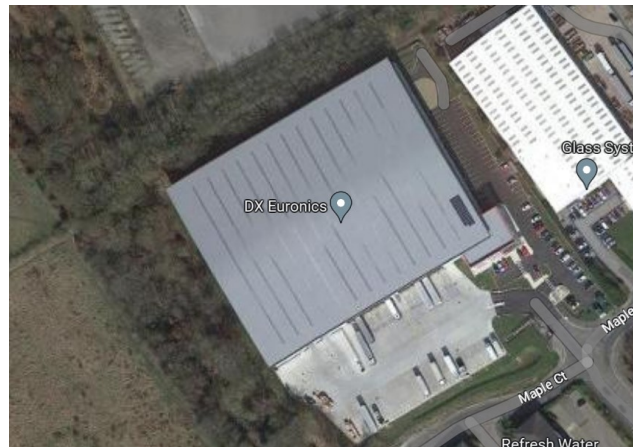
Site Description

The application relates to a large industrial building on the edge of the Maple Park Industrial Estate. The industrial building fronts onto Maple Road with access to the car park taken to the east of the road frontage and near where the proposed photovoltaic panels will be placed on the roof of the building.

Proposed site plan



Aerial view showing existing array



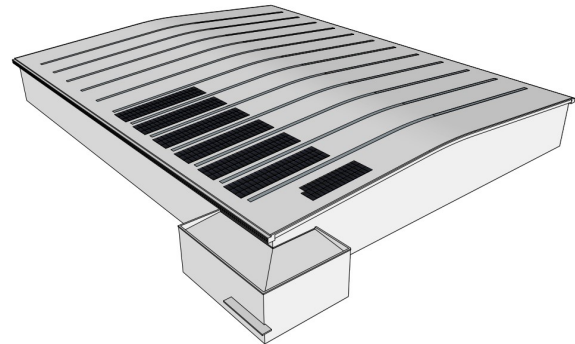
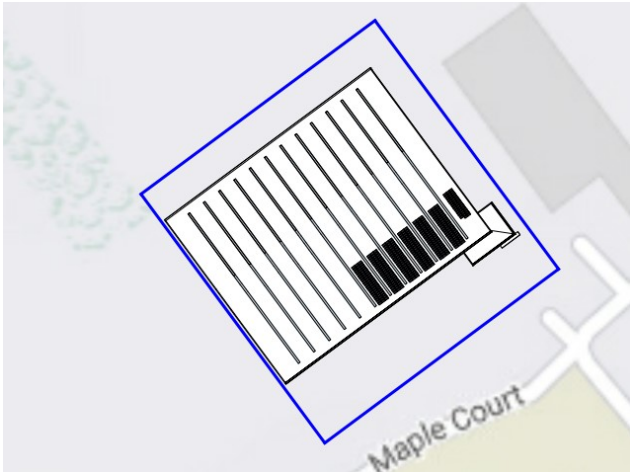
Planning History

2017/0599 Outline permission for B8 storage and distribution warehouse with ancillary B1 office space
2019/0664 Reserved matters for same

Proposed Development

The applicant seeks prior approval to extend an existing 110KWP solar array to a 1 megawatt array of solar panels.

Plans of proposed arrangement of the solar array on the roof of the industrial building.



The application indicates that the proposed equipment

- Will not exceed 1 megawatt
- Would be on a pitched roof
- Would protrude by 0.4 metres from the plan of the roof slope (this exceeds the permitted allowance of 0.2 metres) – the applicant has clarified that the submitted drawings are correct and the proposed equipment will project by 75mm which is within the 0.2 metre allowance.
- No part of the equipment will 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 (3 to 24 February) and consultation letters (24 Jan 14 February) 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 proposed system will be on a shallow pitched roof and the surrounding topography is such that the visual impact and risk of glare will be very low or negligible. The surrounding buildings are in industrial/commercial use and the estate landscaping limits views of the building from outside the estate such that it is concluded that the proposal is acceptable.

Recommendation

Prior Approval – granted subject to the standard conditions.