

2021/0913

Miss Charlotte Stone

Installation of roof top photovoltaic panels (Application to determine if prior approval is required)

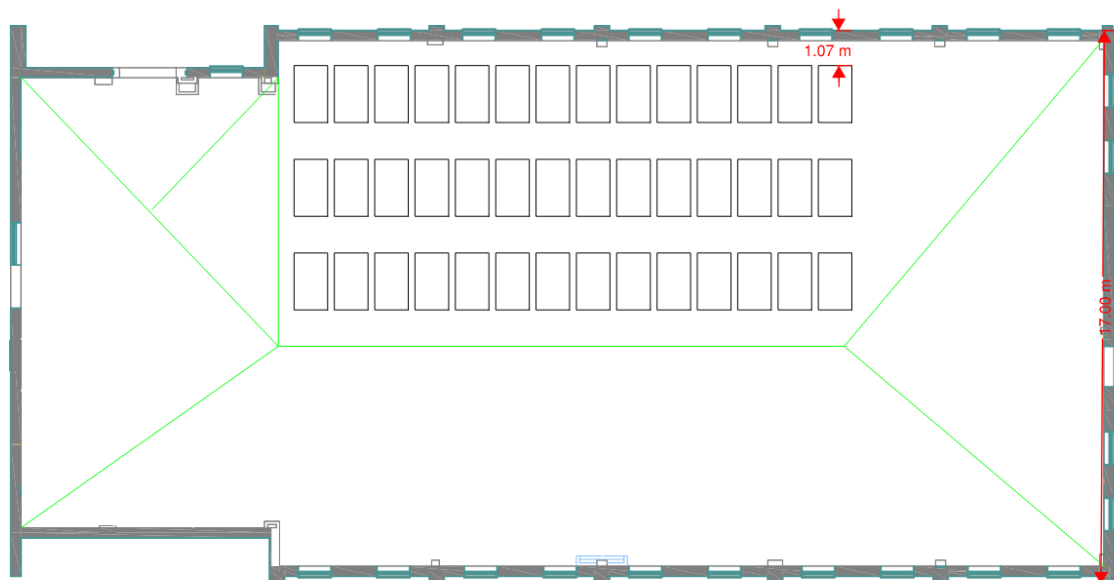
Oakwell House, 2 Beevor Court, Barnsley, S71 1HG

Site Description

The application relates to Oakwell House, a commercial building located within a small business park, Beevor Court, which sits to the South of Oakwell Stadium on the edge of the town centre.

Proposed Development

The applicant has submitted an application to determine if prior approval is required for the installation of solar photovoltaic panels on the roof of Oakwell House.



Policy Context

Planning decisions should be made in accordance with the current development plan policies unless material considerations indicate otherwise and the recently introduced NPPF does not change the statutory status of the development plan as the starting point for decision making.

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.

Consultations

Ward Councillors – No comments received

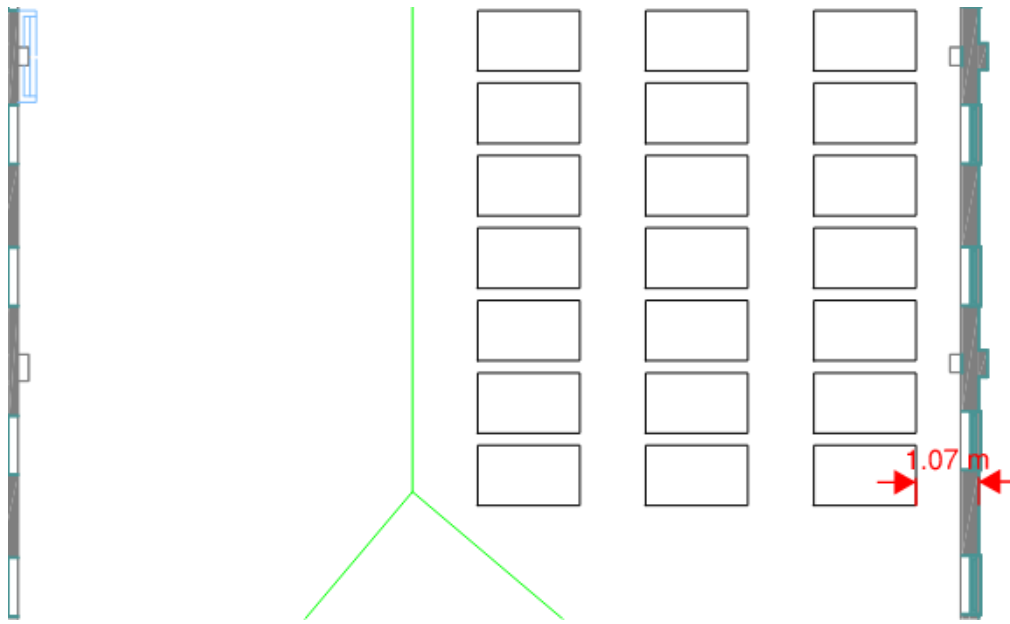
Representations

None

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 and therefore Prior Approval is not required. The panels will not protrude more than 0.2m from the roof plane and will be located more than 1m from the edge of the roof.

Figure 1.. Distance to edge of roof



Each panel has a maximum output of 340W. The number of panels proposed is 42 and so the maximum total output of the panels will be 14.2kW, below the threshold of 1MW set out in Class J.

Recommendation

Prior Approval – Not Required

Conditions

Class J development is permitted subject to the following conditions—

1. 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
2. The solar PV equipment or solar thermal equipment is removed as soon as reasonably practicable when no longer needed.