

Conservation Area: Brockhampton

5 Statutory and Non Statutory Consultations

Conservation Officer

I have reviewed the documentation for this application and would agree that the proposed solar panels would have limited impact on the visual amenity of the conservation area, due to the flat roof structures on which they will be positioned.

Councillor Imogen Payter

No comment

Councillor J Branson - St Faiths

No comment

Councillor T Pike - St Faith's

No comment

Environmental Health Manager, Community Group

I have no adverse comments to make regarding this proposal.

6 Community Involvement

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 2

Number of site notices: Not applicable.

Statutory advertisement: 08/10/2021

Number of representations received: 0

Comment	Officer Comment
No comments received	

7 Planning Considerations

- 7.1 The proposed installation of PV equipment on the roof of the premises is the subject of recent changes to the General Permitted Development Order (GPDO) which have given general permitted development rights for such changes to take place with only a 'prior approval' process to go through. As the proposed equipment is to be installed on non-domestic premises, then it is deemed the application can be considered under Part 14, Class J of the GPDO. Consequently the principle of the proposal use is

considered acceptable.

7.2 The legislation states that J1 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; - the solar panels would be installed on a flat roof

(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); - The panels would project 0.28m.

(c) the solar PV equipment or solar thermal equipment would be installed within 1 metre of the external edge of that roof; - No solar equipment would be mounted within 1 metre of the external edge of the 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; - Not installed on a roof slope but rather on a flat roof

(e) the solar PV equipment or solar thermal equipment would be installed on a site designated as a scheduled monument; - The site is not designated as a scheduled monument.

(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; - The premises on which the equipment is to be installed is not a listed building or within the curtilage of a listed building.

7.3 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; - The equipment is to be installed on the roof of the premises.

(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; - The equipment is to be installed on the roof of the premises.

(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; - The building is on article 2(3) land but won't be installed on a wall.

7.4 J.3 Development is 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 - The power generated facility is rated at **87.2 kw.**

7.5 Having regard to the relevant conditions of the GPDO it is considered that the main issues arising from this application are:

(i) 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 the impact of glare on the occupiers of neighbouring land.

(ii) The solar PV equipment or solar thermal equipment is removed as soon as reasonably practicable when no longer needed.

(i) 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

7.6 The equipment is to be situated on a on a flat roof and would not project more than 280 mms above the roof. It is therefore considered any impact on the external appearance of the building would be negligible and it would not negatively impact the amenity of the area. In relation to the impact of glare, it is considered that as the panels are of limited elevation and would not result in significant glare on occupiers of neighbouring land. Havant's Conservation Officer has also been consulted and upholds no objection to the proposal.

(ii) The solar PV equipment or solar thermal equipment is removed as soon as reasonably practicable when no longer needed.

7.7 Confirmation has been received from the agent that the equipment will be removed as soon as reasonably practicable when no longer needed.

8 Conclusion

8.1 The proposed installation of PV equipment is supported by the current GPDO arrangements and the NPPF, and prior approval should be permitted as there are considered to be no adverse impacts relating to its siting, external appearance, impact of glare on neighbouring land and duration of the installation created by this proposal.

9 RECOMMENDATION:

That the Head of Planning be authorised to for application APP/21/01037

subject to the following conditions

1 The development hereby permitted shall be carried out in accordance with the following approved plans:

P01-RE01 Location plan uploaded 30.09.2021

P05- RE01 Flat roof details uploaded on the 30.09.2021

Supporting statement uploaded on the 30.09.2021

P03 - RE02 Proposed plan received on the 09.11.2021

Reason: - To ensure provision of a satisfactory development.

- 2 The solar PV equipment or solar thermal equipment is removed as soon as reasonably practicable when no longer needed.
- 3 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;