DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/0826
The Granary, Hawkesbourne Farm, Rusper Road, Horsham, West Sussex, RH12 4QR

DESCRIPTION:
Installation of PV Solar panels to Rear (South Elevation) (Lawful Development Certificate - Proposed)

SITE:

Detached Dwellinghouse	☒
Semi-Detached / Terrace Dwellinghouse	☐

	Yes	No
Article 2(3) Land	☐	☒
PD rights removed on previous permission	☐	☒

ASSESSMENT:
The application has been assessed on the basis of the submitted details, together with the planning history of the site and adjoining properties, and available images and photographs supplied by the agent. These details were considered sufficient to allow the application to be properly considered and determined.

Part 14, Class A – installation or alteration etc of solar equipment on domestic premises

Permitted Development

A. The installation, alteration or replacement of microgeneration solar PV or solar thermal equipment on-

(a) A dwellinghouse or a block of flats; or
(b) A building situated within the curtilage of a dwellinghouse or a block of flats.

The solar panels would be sited on the rear roofslope of a detached outbuilding which is considered to fall within the curtilage of The Granary.

A.1 Development not permitted:-

Criteria		Yes	No
(a)	the solar PV or solar thermal equipment would protrude more than 0.2 metres beyond the plane of the wall or the roof slope when measured from the perpendicular with the external surface of the wall or roof slope;	☐	☒

The Application Form confirms that the solar panels would not protrude more than 0.2 metres beyond the plane of the roof slope			
(b)	it would result in the highest part of the solar PV or solar thermal equipment being higher than the highest part of the roof (excluding any chimney);	☐	☒
(c)	in the case of land within a conservation area or which is a World Heritage Site, the solar PV or solar thermal equipment would be installed on a wall which front a highway;	☐	☒
(d)	the solar PV or solar thermal equipment would be installed on a site designated as a scheduled monument; or	☐	☒
(e)	the solar PV or solar thermal equipment would be installed on a building within the curtilage of the dwellinghouse or block of flats if the dwellinghouse or block or flats is a listed building	☐	☒

A.2 Development is permitted by Class A subject to the following conditions-

		Yes	No	N/A
(a)	solar PV or solar thermal equipment is, so far as practicable, sited so as to minimise its effect on the external appearance of the building;	☒	☐	☐
(b)	solar PV or solar thermal equipment is, so far as practicable, sited so as to minimise its effect on the amenity of the area; and	☒	☐	☐
(c)	solar PV or solar thermal equipment is removed as soon as reasonably practicable when no longer needed	☒	☐	☐

The solar panels would be sited on the southern elevation of the outbuilding and would be contained within the existing roof profile, set between rooflights and eaves. It is considered this siting and the extent of the roof coverage would, so far as practicable, minimise the impact of the panels on the external appearance of the building and the amenity of the area. It is not therefore considered that there is any conflict with the above condition.

Recommendation: Application Permitted

Reason:

1 The development would be permitted by Class A of Part 14 within Schedule 2 of the Town and Country (General Permitted Development) (England) Order 2015, as amended.

Plans list for: DC/24/0826
(The approved plans will form Condition 1 on the Decision Notice of all Permitted applications)

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Location plan		2-205	29.05.2024

Block plan	Roof, as proposed, and elevations, as existing and proposed	1-205	29.05.2024
Supporting Statement	Summary Information Report	NONE	29.05.2024

DELEGATED

Case Officer sign/initial Marie Riggs Date: 24.07.2024

Authorising Officer sign/initial Guy Everest Date: 29.07.2024