



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0790

Fisher Clinical Services Uk Ltd, Langhurst Wood Road, Horsham, West Sussex, RH12 4QD

DESCRIPTION:

Prior notification to install solar pv panels on the roof tops using flat roof system.

RELEVANT PLANNING HISTORY:

DC/24/1580	New cryogenic storage facility in temporary portacabin structure.	Application Permitted on 14.01.2025
DC/26/0557	Erection of an additional cryogenic storage facility in temporary portacabin structure.	on 19.01.2026

RELEVANT PLANNING POLICIES

The Town and Country Planning (General Permitted Development) (England) Order 2015.

Schedule 2, Part 14, Class J - installation or alteration etc of solar equipment on non-domestic premises.

REPRESENTATIONS AND CONSULTATIONS RESPONSES

North Horsham Parish Council: 'No comment to make.'

Representations: One letter of support received

EQUALITY AND HUMAN RIGHTS:

The application has been considered having regard to Article 1 of the First Protocol of the Human Rights Act 1998, which sets out a person's rights to the peaceful enjoyment of property and Article 8 of the same Act, which sets out their rights in respect to private and family life and for the home. Officers consider that the proposal would not be contrary to the provisions of the above Articles.

The application has also been considered in accordance with Horsham District Council's public sector equality duty, which seeks to prevent unlawful discrimination, to promote equality of opportunity and to foster good relations between people in a diverse community, in accordance with Section 149 of the Equality Act 2010. In this case, the proposal is not anticipated to have any potential impact from an equality perspective.

PLANNING ASSESSMENT

The main issue is whether prior approval is required for the proposed development under Class J of Part 14 within Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended:-

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.

The application form details state that the proposed equipment would not exceed 50 kilowatts and there is no other solar PV equipment apparent at the site. The installation is therefore considered to fall within the definition of 'microgeneration' and the prior approval of the LPA, as set out under J.4(2) is not therefore required.

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;**

N/A

- (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);**

From the information provided as stated in the design and access statement and application form details, the application would accord with the above criteria.

The applicant intends to insert a solar array on the east building and west building. The solar array would be located on flat roofing and the height of the entire array will not protrude from the roof by more than 200mm, confirmed by the plans and in the submitted Design and Access Statement.

- (c) the solar PV equipment or solar thermal equipment would be installed on a roof and within 1 metre of the external edge of that roof;**

From the information provided and as stated in the design and access statement and application form details, the application would accord with the above criteria.

The proposed solar array on each building would not be within 1 metre of the external roof edges

- (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;**

N/A

- (e) the solar PV equipment or solar thermal equipment would be installed on a site designated as a scheduled monument; or**

N/A

- (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.**

N/A

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;

N/A

- (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

N/A

- (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.

N/A

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.

The proposal would cover existing flat roof of the east and west building, and it is not considered that this would be unusual or harmful given the character and external appearance of the buildings, and existing parapet wall providing some screening. The site is set well within a private commercial complex and the addition of the solar panels are not considered to have a detrimental impact on the amenity of the area. The proposal is therefore considered acceptable in these regards.

Recommendation: Prior Approval Not Required

Reason:

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

Plans list for: DC/26/0790

(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	Location Plan	123-2041 P01-P01	14.05.2026
Site plan	Existing Site Plan	123-2041 P02-P01	14.05.2026
Site plan	Proposed Site Plan	123-2041 P03-P01	14.05.2026
Roof plan	Roof Plan	P05-RE01	14.05.2026

