



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/25/2043

New Southwater Sports Club, Church Lane, Southwater, West Sussex, RH13 9BT

DESCRIPTION:

Installation of solar panels to the roof of sports pavilion. (Lawful Development Certificate - Proposed).

RELEVANT PLANNING HISTORY:

DC/23/0256	Erection of 1.8m high fencing around existing football pitches (Retrospective)	Application Permitted on 29.09.2023
DC/24/1495	Erection of four 20m wide ball stop nets with poles to the four goal ends on the existing community football pitches at Southwater Sports Club.	Application Permitted on 27.11.2024

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

None received

EQUALITY AND HUMAN RIGHTS:

Under the Equality Act 2010, the Council has a legal duty to pay 'due regard' to the need to eliminate discrimination and promote equality, fostering good relations in respect of Race, Disability, Gender including gender reassignment, Age, Sexual Orientation, Pregnancy and maternity, Religion or belief. The Equality Act 2010 will form part of the planning assessment below.

Article 8 (Right to respect of a Private and Family Life) and Article 1 of the First Protocol (Protection of Property) of the Human Rights Act 1998 are relevant to this application.

Consideration of Human Rights and Equalities forms part of the planning assessment below.

PLANNING ASSESSMENT

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

Permitted development

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.**

From the information provided, the solar array has been confirmed by the applicant to generate less than 50kw and would therefore meet the definition of 'microgeneration' as defined within paragraph P of Part 14 of the GPDO and section 82(6) of the Energy Act 2004.

Development not permitted

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;**

From the information provided and as confirmed by the applicant in an email with amended plans, the application would accord with the above criteria. Projection of the proposed above the roof plane would not be more than 0.2 metres.

- (b) the solar PV equipment or solar thermal equipment would be installed on a flat roof, where the highest part of the solar equipment would be higher than 1 metre above the highest part of the roof (excluding any chimney);**

N/A

- (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, the application would accord with the above criteria.

- (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.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 50 kilowatt.

The details submitted state that the installation in this application, which proposes 55 solar panels to be installed across the pitched roofing, will have a max output totalling less than 50 kilowatt

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 nature of the site and low-profile form of the building's roof is such that the installation would appropriately minimise the effect on the appearance of the building and amenity of the area, with no conflict with (a) identified.

Recommendation: Application Permitted

Reason:

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

Plans list for: DC/25/2043

Schedule of plans/documents **approved:**

Plan Type	Description	Drawing Number	Received Date
Location plan		NONE	23.01.2026

Elevation plan	Proposed	S831/SB/OP3/03 REV.C	25.03.2025
Roof plan	Proposed	S831/SB/OP3/02 REV.B	25.03.2025
Site plan		NONE	23.12.2025
Elevation plan	Existing	S831/SB/OP3/03	09.12.2025

DELEGATED

Case Officer sign/initial Steve Astles Date: 25.03.2026

Authorising Officer sign/initial RHERMITAGE Date: 07.04.2026