



**Horsham
District
Council**

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/25/2059

Palmers Stud, West Chiltington Lane, Billingshurst, West Sussex, RH14 9DN

DESCRIPTION:

Installation of a roof-mounted array of 18 solar panels onto the south/southeast-facing pitched roof of the existing ancillary outbuilding (Lawful Development Certificate – Proposed).

SITE:

The proposed solar panels would be installed on the roof slope of an existing ancillary outbuilding (Annex) situated within the residential curtilage of Palmers Stud, West Chiltington Lane, Billingshurst.

Detached Dwellinghouse	☒		Yes	No
Semi-Detached / Terrace Dwellinghouse	☐	Article 2(3) Land	☐	☒
		PD rights removed on previous permission	☐	☒

ASSESSMENT:

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.

A.1 Development is not permitted by Class A if—

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, in the case of a pitched roof, the roof slope when measured from the perpendicular with the external surface of the wall or pitched roof slope;	☐	☒
The submitted proposed section plan confirms that the solar panels would not protrude more than 0.2 metres beyond the plane of the roof slope.		

(b)	in the case of solar PV or solar thermal equipment on a pitched roof, 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);	☐	☒
The submitted proposed plans confirms that the solar panels would not result in the highest part of the solar PV being higher than the highest part of the roof.			
ba)	in the case of solar PV or solar thermal equipment on a flat roof, it would result in the highest part of the solar PV or solar thermal equipment being more than 0.6 metres higher than the highest part of the roof (excluding any chimney);	☐	☒
Not applicable			
(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 fronts a highway;	☐	☒
Not applicable			
(d)	the solar PV or solar thermal equipment would be installed on a site designated as a scheduled monument; or	☒	☐
Not applicable			
(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 of flats is a listed building.	☐	☒
Not applicable			

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

		Yes	No
(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;	☒	☐
ba)	in the case of solar PV or solar thermal equipment installed on a flat roof located on article 2(3) land, before beginning development the developer must apply to the local planning authority for a determination as to whether the prior approval of the local planning authority will be required with respect to the impact of the appearance of the solar PV or solar thermal equipment on that land;	☐	☒
Not applicable			
bb)	in relation to an application under sub-paragraph (ba), paragraphs J.4(3) to J.4(12) of this Part apply as if “Class A” substitutes the reference to “Class J” in paragraph J.4(4); and	☐	☒
Not applicable			
(c)	solar PV or solar thermal equipment is removed as soon as reasonably practicable when no longer needed.	☒	☐
An informative has been included within the approval notice regarding the removal of unused solar panels.			

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.

NOTE TO APPLICANT

The solar panels hereby permitted shall be retained in accordance with the approved details. In the event of the solar panels ceasing to be used, the panels shall be removed from the roof and the roof made good, as soon as is reasonably practicable and be no later than six months after the cessation of the panels in accordance with Class A of Part 14 within Schedule 2 of the Town and Country (General Permitted Development) (England) Order 2015.

POSITIVE AND PROACTIVE STATEMENT

Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, in order to be able to, where possible, grant permission.

Plans list for: DC/22/1609

Schedule of plans/documents approved

Plan Type	Description	Drawing Number	Received Date
Roof plan	Existing and proposed	A108 REV E	09.02.2026
Elevation plan	Existing	A203 REV E	09.02.2026
Location & Block plan		A401 REV E	10.12.2025
Location & Block plan	Proposed	A402 REV E	10.12.2025
Elevation plan	Proposed	A204 REV E	09.02.2026
Section plan		A302 REV A	17.02.2026
Supporting Statement	Technical features	NONE	10.12.2025

DELEGATED

Case Officer sign/initial Halima Chowdhury Date: 01.04.2026

Authorising Officer sign/initial RHERMITAGE Date: 02.04.2026