DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/0107
Stablebarn Farm, Blackgate Lane, Pulborough, West Sussex, RH20 1DD

DESCRIPTION:
Prior Notification for the installation of photovoltaic array onto roof.

RELEVANT PLANNING HISTORY:

The site has an extensive planning history, with the most recent applications set out below: -

DC/24/1510	The installation of an 8m high pole attached to the northeast side of the barn, supporting 3 no. antennas and ancillary development thereto including 2 no. Remote Radio Units (RRUs).	NO OBJECTION to Notification on 22.10.2024
DC/23/2101	Demolition and replacement of existing cattle sheds, cattle handling facilities and silage clamps, including improvements to access and new SUDS attenuation ponds.	Application Permitted on 15.04.2024
DC/18/1329	Enlargement and Alteration of Existing Slurry Pit & Addition of New Slurry Pit with Access and Turning Area together with the Demolition of 2 No. Silage Tanks, Provision of New Manure Store, Concrete Hardstanding and 4.0m High Gantry & Rising Main	Application Permitted on 16.11.2018
DC/15/1146	The existing concrete framed, asbestos sheet roofed/clad building is in disrepair and to be replaced with new steel framed fibre cement roofed, Yorkshire timber clad building as shown on drawings	NO OBJECTION to Notification on 15.06.2015

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
One representation has been received from the Parish Council, supporting the application subject to it meeting the required planning conditions.

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 proposal is for the installation of solar PV panels to the roof of the existing cattle shed at Stablebarn Farm, Blackgate Lane, Pulborough.

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;

The solar PV equipment would be installed on a pitched roof. From the information provided in the application form as well as the submitted solar PV elevation, the solar panels would not protrude more than 0.2 metres beyond the plane of the roof slope.

(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 installation would be on a pitched roof.

(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 in the application form as well as the submitted roof plan (named "Setting Out"), the solar PV equipment would be installed at least 4.3 metres from the edge of the roof.

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

The site is not 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 solar PV panels would not be installed on a listed building or on a building within the curtilage of a listed building.

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 submitted details indicate the above would be met.

(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

The submitted details indicate the above would be met.

(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 not on article 2(3) land.

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;

The proposed solar panels would be installed on the south-east facing roof of an existing cattle shed. The siting and extent of the panels and the location of the building is such the installation would be considered to minimise its effect in accordance with the above condition.

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

The submitted details set out that the solar PV panels would remain in place as long as the system is operation.

Recommendation: Prior Approval Not Required

Plans list for: DC/25/0107

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Plans	ISO VIEW	WES1478-E-41-01 REV 2	13.03.2025
Plans	SETTING OUT	WES1478-E-42-01 REV 2	13.03.2025
Site plan		WES1478-E-40-01 REV 2	13.03.2025
Elevation plan	PV MOUNTING PANEL AND CLAMP	WES1478-E-52-01 REV 1	13.03.2025
Location plan		NONE	13.03.2025

DELEGATED

Case Officer sign/initial Joshua Lee Date: 19.03.2025

Authorising Officer sign/initial Guy Everest Date: 19.03.2025