Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/24/1588
Nutbourne Vineyard, Gay Street, Pulborough, West Sussex, RH20 2HH

DESCRIPTION:

Installation of solar panels to the roof of an agricultural barn. (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 J – installation or alteration etc of solar equipment on non-domestic premises

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.

The solar panels would be sited on the rear roofslope of an agricultural barn.

J.1 Development not permitted:-

Criteria		Yes	No
(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 Application Form confirms that 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);	☐	☒
(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;	☐	☒
(e)	the solar PV equipment or solar thermal equipment would be installed on a site designated as a scheduled monument; or	☐	☒
(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.	☐	☒

J.2 Development is not permitted by Class J(a) or (b) if—

		Yes	No	N/A
(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;	☐	☐	☒
(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	☐	☐	☒
(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.	☐	☐	☒

J.4 Development is permitted by Class A subject to the following conditions-

		Yes	No	N/A
(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 solar panels would be sited on the north and south roof slopes of Building A and the east and west roof slopes of Building B, 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 also confirmed that the development would result in the generation of no more than 50 kilowatts of electricity, where the proposal would represent microgeneration solar PV equipment. 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 J of Part 14 within Schedule 2 of the Town and Country (General Permitted Development) (England) Order 2015, as amended.

Plans list for: DC/24/1588

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Elevation plan	North Roof 2 and South Roof 2	NONE	11.10.2024
Elevation plan	East Roof 3 and West Roof 4	NONE	11.10.2024
Elevation plan	Building A Side View and Building B Side View	NONE	11.10.2024
Location plan		NONE	18.10.2024
Site plan		NONE	11.10.2024
Block plan	Solar Block Plan	NONE	11.10.2024

DELEGATED

Case Officer sign/initial Marie Riggs Date: 16.12.2024

Authorising Officer sign/initial Tamara Dale Date: 19.12.2024