

Part 14 Class J – Installation or alteration etc. of solar equipment on non-domestic premises

Application Number:	23/00115/PRA56
Location:	Lowerplace Primary School Kingsway Rochdale OL16 4UU
Proposal:	Prior approval for the installation of solar panels
Applicant:	Mr David Hughes
Case Officer:	Aimee Bovaird
Recommendation:	Prior Approval required and approved

CHECKED AND SIGNED OFF BY: LA

DATE: 24.07.23

Site Description

This application related to Lowerplace Primary School in Rochdale. This is in a residential area and accessed off Charter Street.

This are is within the Defined Urban Area.

Publicity	Neighbour letters sent?	X	Responses received?	yes
	or			
	Site notice posted?			

Summary of Responses:

One objection has been received which raised concerns over the placing of the solar panels.

Consultee Responses:

Highways

No objections.

Relevant History:

N/A

Permitted Development Rights removed?	No
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Class J of Part 14 of Schedule 2 of the GPDO allows for the:

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***

Description of Proposed Development

The panels would be installed on a: Pitched ☒ Flat ☐ roof.

The solar PV equipment would be 0.2m 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 metres from the external edge of the roof.

The solar PV equipment would be installed on the roof of a building which is **NOT**:

- ☐ On article 2(3) land and fronting the highway.
- ☐ A scheduled monument
- ☐ A listed building or within the curtilage of a listed building

In light of the above, the proposed installation of solar PV equipment at this location would constitute permitted development by virtue of compliance with the provisions of paragraph J1(a-f) of Class J of Part 14, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2020 (as amended)

Prior Approval Matters

As required by paragraph J4(2), the local authority are required to give regard to the design or external appearance of the development with particular regard to the impact of glare on surrounding land users in the determination of an application made under Class J of part 14 of Schedule 2.

Design and External Appearance

Paragraph 127 of the National Planning Policy Framework states that planning policies and decisions should ensure that developments are visually attractive and are sympathetic to local character and history. Consistent with the aims of the NPPF are policies DM1 and P3 of the adopted Rochdale Core Strategy, which requires require all new developments regardless of location in the borough, to adhere to high standards of design, by respecting context where it is positive and having regard to

the scale, density, massing, height, layout, landscape, materials and access of surrounding buildings and areas in general.

Paragraph 180 of the NPPF also states that Planning policies and decisions should ensure that new development is appropriate for its location, taking into account the likely effects of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development, having specific regard to the impact of light pollution. Paragraph 127 also seeks to ensure that planning decisions create places which promote health and well-being, with a high standard of amenity for existing and future users. Policies DM1 and G9 of the adopted Rochdale Core Strategy seek to ensure that new development is compatible with surrounding land uses, both in terms of its impact upon those uses and the impact of the surrounding land uses upon the amenities of future residents / users, also requiring that development does not have impacts that lead to an unacceptable increase in air, water, noise, light or other pollution.

I have considered the objection regarding the solar panels and identified the location of the solar panels in relation to the house, I have concluded that this will not cause any undue harm by reason of design / appearance or glare due to the distance away.

I have also taken into consideration the nearest residential properties surrounding the proposed development and due to the siting of the proposed solar panels on the roof, they are not considered to be unacceptable in regards to design, external appearance or glare.

The proposed Solar PV Panels are to be mounted on a pitched roof. The design and appearance are considered to be acceptable. As such, it is considered that the proposal would accord with the policies contained within the Adopted Core Strategy and the National Planning Policy Framework, and as such, would not require prior approval.

Recommendation:

Prior approval is Required and Approved

Conditions:

1. The development shall be carried out in accordance with the following approved plans:

Location Plan

Roof Plan Of Solar Panels Lowerplace Infant School SD220002

Roof Plan Of Solar Panels Lowerplace Infant School SD220003

Reason: In accordance with Part 14, Class J of the General Permitted Development Order 2015 (as amended) and to define the permission.