

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

Application Number:	23/00455/PRA56
Location:	Globe House Moss Bridge Road Rochdale Rochdale OL16 5EB
Proposal:	Prior approval for the installation of 53.71kWp solar panels on roof of building
Applicant:	Miss Lois Chandler
Case Officer:	Aimee Bovaird
Recommendation:	Prior Approval Not Required

CHECKED AND SIGNED OFF BY: LA

DATE: 06.07.23

Site Description

This application relates to Globe House, this is a business Centre within the Defined Urban Area and a Mixed Employment Zone.

This site is within Globe Park Business Park. The site is accessed off Moss Bridge Road. Immediately surrounding the site is other businesses and west of the site is a residential area.

Publicity	Neighbour letters sent?	Y	Responses received?	No
	or			
	Site notice posted?	N		

Summary of Responses:

None received

Consultee Responses:

Highways

The following comments have been received:

'The application proposals would appear to have no impact on the adopted highway network therefore Highways raise no objection to this application and request no specific planning conditions.'

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 less than 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 metre 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. 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.

The proposed Solar PV Panels are 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 Not Required

Informative:

For the avoidance of doubt, the decision relates to the following drawings:-

Location Plan
7677 Standard Roof Layout Pitched Layout1
7677 Standard Roof – pitched v2
Indicative Roof Layout

Report Author Aimee Bovaird