Development Management – Delegated Officer Report

Application Number: NOTICE/0016/22 Recommendation: PA not required

Site: 32 Chartwell Road, Lancing Business Park, Lancing

Proposal: Application to determine if prior approval is required for the proposed installation of solar PV equipment on both sides of the warehouse roof

Date of Site Visit: Not visited. Assessed using Google Maps

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings:

This application relates to the recently constructed Bidfood building on the Lancing Business Park. The application seeks a determination as to whether prior approval is required for the proposed installation of a PV array on the roof, as required by Schedule 2, Part 14, Class J of the GPDO.

Part 14 states that the installation of solar PV on the roof of a non domestic building is permitted development subject to a various criteria. It is also 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; and
(b) the solar PV equipment or solar thermal equipment is removed as soon as reasonably practicable when no longer needed.

It is also subject to the condition that before beginning the development the developer must apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to the design or external appearance of the development, in particular the impact of glare on occupiers of neighbouring land.

The current proposal seeks to install a 349kWp solar PV system which will occupy 1710m2 on both sides of the curved roof of the building. The panels will be fixed to the roof with aluminium brackets and frame and will not project more than 200mm from the roof surface. The panels will be at least 1m from the edge of the roof and will be positioned on the western half of the roof.

Planning History:

AWDM/1782/15 - Replace existing unit with new storage and distribution warehouse with ancillary offices (use class B8) in addition to vehicle wash and fuel island and associated lorry and vehicle parking and new access road.

AWDM/0130/17 **-** Variation of approved AWDM/1782/15 Condition 6 (approved plans) to modify curved roof to hybrid straight and curved roof; projecting office element to be absorbed into the main warehouse configured as 3 storeys within the warehouse

Consultations:

None

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 15, 18, 19, 25
National Planning Policy Framework (July 2021)

Planning Assessment

The panels will be sited on the roof which has a very shallow pitch. The site is within a business park and is some distance from the nearest residential properties. Due to the height and angle of the roof, the proposed panels are not likely to be easily seen and glare from the panels is not therefore anticipated to be a problem. Prior approval is not required.

Recommendation

Prior Approval is not required

Is recommendation contrary to letter(s) of representation: N

Case Officer: Peter Barnett Date: 31 August 2022

Authorised by: Gary Peck Date: 31 August 2022