Development Management – Delegated Officer Report

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

Site: Unit 4 Harbour Trading Estate, Harbour Way, Shoreham-by-sea

Proposal: Notification for Prior Approval for the installation of Solar Photovoltaics (PV) Panels across roof.

Date of Site Visit: 1st November 2022

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings:

This application relates to an industrial building on the Harbour Trading Estate on Shoreham Beach. There are residential buildings to the east, north and south with other industrial buildings to the west. 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 96 solar panels on the pitched roof, 45 on each side. The panels 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 upper part of the roof, close to the ridge.

Planning History:

None relevant

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 site is within a small business park but is very close to residential properties. However, the proposed panels, while visible from the surrounding area, are not expected to cause harmful glare. The nearest residential block abuts the building on its east side (Providence Way) and has a blank end wall facing the site. The roof of the building is visible from other dwellings in the area but none of these look directly down onto the roof, although some are of a similar height to the building. One of the dwellings has a large array of PV panels itself.

A similar application in Worthing earlier this year (NOTICE/0012/22) contained the following supporting information which is considered to be relevant here:

"Light reflectance from light coloured roofs most typically found on factory and warehouse type buildings is many times higher than from the surfaces of solar panels which are designed to absorb the maximum amount of light, not reflect it, therefore a roof covered with solar panels will appear darker than one without in most cases.

The other factor to consider is that basic physics states that the angle of incidence is equal to the angle of reflection for light falling on a planar surface, so for a visual receptor to experience glare or glint from solar panels at the roof pitches most typically used for industrial buildings in the UK the person experiencing such an effect will almost certainly be looking almost directly at the sun itself and consequently the glare will be from this much brighter and larger source rather than

any reflection off of surfaces. Alternatively they will be looking down at the surface of the roof from an elevated position."

It is therefore considered that 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: 4 November 2022

Authorised by: Gary Peck Date: 4 November 2022