

Recommendation Report for

REF NO: BR/60/19/PD

LOCATION: Tesco Superstore
Shripney Road
Bognor Regis
PO22 9ND

PROPOSAL: Prior approval under Schedule 2, Part 14, Class J for the installation of Solar Photovoltaics (PV) equipment on the roof of Non-domestic Buildings up to a Capacity of 1 Megawatt.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	This application is a prior notification under the Town and Country Planning Act (General Permitted Development) Order 2015 Part 14 Class J to determine whether the Local Planning Authority have any objections with regard to siting and design of Solar Photovoltaics (PV) equipment to be installed to the roof of this commercial building. The structure would be formed of a lightweight solar mounting system some 0.31m above the flat roof where the area of panels would be enclosed by a 1.8m perimeter wall. The solar equipment will be mounted within 1m of external edge of the roof.
SITE AREA	50,000sq metres approx.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Soft edges to the north and east boundaries.
SITE CHARACTERISTICS	Existing supermarket with large flat roof. Trolley parking takes place under canopy and is adjacent to disabled parking spaces.
CHARACTER OF LOCALITY	Predominantly urban. Existing retail use is adjacent to surrounding commercial units .
N/A	

REPRESENTATIONS

Bognor Town Council no comment.

COMMENTS ON REPRESENTATIONS RECEIVED:

The proposed signage requires consent and is the subject of a separate application. The Parish Council are not objecting to the structure in principle.

CONSULTATIONS

Environmental Health

CONSULTATION RESPONSES RECEIVED:

Environmental Health raise no objection.

COMMENTS ON CONSULTATION RESPONSES:

None

POLICY CONTEXT

Designation applicable to site:

Class A road

Outside Built Up Area Boundary

DEVELOPMENT PLAN POLICES**POLICY COMMENTARY**

N/A

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

N/A

This application falls to be determined under Class J, Part 14 of Schedule 2 of the Town & Country Planning (General Permitted Development) Order 2015.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSIONS**PRINCIPLE:**

The site comprises a supermarket and its curtilage which includes car parking and landscaping. The principle of retail development is established and the provision of a click and collect facility is permitted subject to a Prior Notification Under Part 14 class J of the Town and Country Planning (General Permitted Development) Order 2015 for the consideration of siting, design and external appearance and compliance with the conditions of the Order.

in summary the installation of the solar equipment is as follows:

i. Not be visible from the public highway from any elevation due to the existing mansard roof which is approximately 1.8M higher than the flat roof.

ii. Not be installed onto a pitched roof.

iii. Be installed within a metre from the plane of the flat roof and further than a meter from the edge.

iv. Not be fixed to a wall.

- v. Not installed to a listed building or monument.
- vi. Be less than 1Megwatt in capacity,
- vii. Comply fully with section J of the above order 2015.
- viii. The PV panels have an anti -glare glass.

VISUAL AMENITY:

The design is of no architectural merit and is typical of a such facilities. Its location is concealed to the flat roof profile would meet the requirements under J.1, J.2 & J.3 and would be consistent with the conditions under J.4.

CONCLUSION:

The panels are to be installed at a non-domestic premises. They are to be installed in an appropriate location, partially screened by existing roof profiling to minimise any impact on the external appearance.

It is recommended that the Local Planning Authority raises no objection

RECOMMENDATION

NO OBJECTION

- 1 For the avoidance of doubt the approved details are the site location plan scale 1:2050 drawing 1005181-LP2 and Solar Photovoltaic Mounting Details plan, scale 1:20 drawing 1005181-LP3.