

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/0770	Case Officer:	Katherine Williams
Application Type:	Lawful Development Certificate -Proposed		
Proposal:	Installation of 8 Solar panels on roof to the rear of the property.		
Site:	142 High Street, Hurstpierpoint, Hassocks, West Sussex, BN6 9PX, , ,		
Validation Date	26 Mar 2025	Overall Expiry Date:	25 Apr 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	29 Apr 2025
Target Date:	21 May 2025	Recommending Officer Signature:	Katherine Williams

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	Stephen Ashdown	Date:	13 May 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/0770

**142 High Street, Hurstpierpoint, Hassocks, West Sussex, BN6 9PX, ,
Installation of 8 Solar panels on roof to the rear of the property.
Mrs Jayne Webb**

REPRESENTATIONS

None received

PARISH COUNCIL OBSERVATIONS

The committee had no comment.

INTRODUCTION

This application seeks a lawful development certificate for the installation of 8 No. solar panels on the roof to the rear at 142 High Street, Hurstpierpoint.

RELEVANT PLANNING HISTORY

DM/25/0643 - Proposed single-storey side and rear wrap around extension with 2 no. rooflights, replacement conservation area style sash windows to front elevation, and sunpipe to rear roof elevation. Under Consideration

DM/25/0674 - Proposed demolition of existing garage and replacement garage building. Under Consideration

SITE AND SURROUNDINGS

The application property is a two storey mid-terrace dwelling located on the southern side of High Street, within the built up area and Conservation Area of Hurstpierpoint.

The locality is characterised largely by lines of terraced properties of traditional form and detailed design positioned close to the highway. A number of these properties are listed and all the properties contribute to the special interest of the Conservation Area. The application dwelling is constructed in brick, plain roof tiles and white fenestration.

APPLICATION DETAILS

The proposed 8 No. solar panels to the rear of the properties, with 5 No. panels on the south facing roofslope and 3 No. on the west facing slope.

LEGAL FRAMEWORK

This application is to establish whether the proposed development would benefit from permitted development rights and will be a legal decision; planning merits cannot be taken into account when considering this application.

The proposal will be tested against the relevant criteria of Part 14 Class A Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), as detailed below:

Permitted Development

Permitted Development

A. The installation, alteration or replacement of microgeneration solar PV or solar thermal equipment on—

- (a) a dwellinghouse or a block of flats; or
- (b) a building situated within the curtilage of a dwellinghouse or a block of flats.

Development not permitted

A.1 Development is not permitted by Class A if—

- (a) the solar PV or solar thermal equipment would protrude more than 0.2 metres beyond the plane of the wall or, in the case of a pitched roof, the roof slope when measured from the perpendicular with the external surface of the wall or pitched roof slope;
- (b) in the case of solar PV or solar thermal equipment on a pitched roof, it would result in the highest part of the solar PV or solar thermal equipment being higher than the highest part of the roof (excluding any chimney);
- (ba) in the case of solar PV or solar thermal equipment on a flat roof, it would result in the highest part of the solar PV or solar thermal equipment being more than 0.6 metres higher than the highest part of the roof (excluding any chimney);
- (c) in the case of land within a conservation area or which is a World Heritage Site, the solar PV or solar thermal equipment would be installed on a wall which fronts a highway;
- (d) the solar PV or solar thermal equipment would be installed on a site designated as a scheduled monument; or
- (e) the solar PV or solar thermal equipment would be installed on a building within the curtilage of the dwellinghouse or block of flats if the dwellinghouse or block of flats is a listed building.

Conditions

A.2 Development is permitted by Class A subject to the following conditions—

- (a) solar PV or solar thermal equipment is, so far as practicable, sited so as to minimise its effect on the external appearance of the building;
- (b) solar PV or solar thermal equipment is, so far as practicable, sited so as to minimise its effect on the amenity of the area; and
- (ba) in the case of solar PV or solar thermal equipment installed on a flat roof located on article 2(3) land, before beginning development the developer must apply to the local planning authority for a determination as to whether the prior approval of the local planning authority will be required with respect to the impact of the appearance of the solar PV or solar thermal equipment on that land;
- (bb) in relation to an application under sub-paragraph (ba), paragraphs J.4(3) to J.4(12) of this Part apply as if "Class A" substitutes the reference to "Class J" in paragraph J.4(4); and
- (c) solar PV or solar thermal equipment is removed as soon as reasonably practicable when no longer needed.

ASSESSMENT

The property's planning history has been checked and household permitted development rights are understood to be intact. The property is located on Article 2(3) land.

The proposed solar panels would be location and dimensions which complies with the applicable criteria of Class A. The panels would be sited to minimise the effect on the external appearance of the building and the amenity of the area.

CONCLUSION

In conclusion, the proposed development is deemed to comply with the applicable permitted development criteria as set out within Class A of Part 14 to Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and therefore a certificate can be issued.

Decision: Permission

Case Officer: Katherine Williams