Luke Strange Ltd
Architecture & Planning

PLANNING APPLICATION FOR INSTALLATION OF ROOF MOUNTED SOLAR PV ARRAY
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DESIGN, ACCESS & PLANNING STATEMENT

Warden Park Primary Academy
New England Road
Haywards Heath
RH16 3JR

eEnergy Group Plc

TOWN & COUNTRY PLANNING ACT 1990 (AS AMENDED)
PLANNING AND COMPULSORY PURCHASE ACT 2004

Date of issue – 1st Oct 2026

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Introduction

This Planning, Design and Access Statement has been prepared in support of an application for Prior Approval under Schedule 2, Part 14, Class J of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended.

The proposal seeks approval for the installation of a solar photovoltaic (PV) system with an approximate installed capacity of 41.85 kWp on the roof of an existing non-domestic building.

The proposed development will utilise existing roof space to generate renewable electricity, reducing reliance on grid-supplied energy and contributing towards the long-term sustainability and operational efficiency of the premises.

The installation has been designed to minimise its visual impact on the existing building and surrounding area while maximising the potential for renewable energy generation.

This statement has been prepared to assist the Local Planning Authority in its consideration of the proposed development.

Application Documentation

The application is supported by the following documentation:

- Site Location Plan.
- Existing and Proposed Roof Plans.
- Relevant Elevational Drawings.
- Completed Prior Approval Application Forms.
- This Planning, Design and Access Statement.

The submitted drawings identify the proposed location, arrangement and extent of the solar PV installation.

The Application Site

The application site comprises an existing non-domestic building situated within an established commercial environment.

The building provides suitable roof space for the installation of solar photovoltaic panels without requiring any additional land or substantial alterations to the existing built form.

The proposed installation will be positioned on the existing roof and will remain visually subordinate to the host building.

The building is not listed and the site is not located within the curtilage of a listed building or on a scheduled monument.

The Proposed Development
The proposal involves the installation of an approximately 41.85 kWp roof-mounted solar photovoltaic system.

The panels will be arranged across the existing roof in accordance with the submitted drawings, with their positioning designed to maximise renewable energy generation while minimising visual impact.

The proposed installation will:

- Be mounted on the existing roof of a non-domestic building.
- Be positioned to minimise its effect on the external appearance of the building.
- Maintain appropriate separation from the roof edges where required.
- Comply with the applicable height and projection limitations under Class J.
- Incorporate solar panels with an anti-reflective surface treatment to minimise potential glare.
- Generate electricity without significant operational noise.
- Require no additional land take or substantial alteration to the building.
  The installation will be undertaken using an appropriate mounting system, subject to confirmation of the roof's structural suitability.

The equipment will be removed as soon as reasonably practicable when no longer required for renewable energy generation.

Permitted Development and Prior Approval

The proposed development falls to be considered under Schedule 2, Part 14, Class J of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended.

Class J provides permitted development rights for the installation, alteration or replacement of solar equipment on non-domestic buildings, subject to specified limitations and conditions.

The proposal has been designed to comply with the applicable requirements of Class J, including those relating to the siting, scale and appearance of the equipment.

The equipment has been positioned, so far as practicable, to minimise its effect on the external appearance of the building and the amenity of the surrounding area.

The application seeks the Local Planning Authority's determination of whether Prior Approval is required and, where applicable, its approval of the relevant matters.

Planning Policy Considerations

National Planning Policy Framework

The National Planning Policy Framework supports the transition towards a low-carbon economy and encourages the development of renewable and low-carbon energy infrastructure.
National planning policy recognises the contribution that renewable energy installations, including relatively small-scale schemes, can make towards reducing greenhouse gas emissions and improving energy security.

The proposed development supports these objectives through the generation of renewable electricity using an existing building.

In particular, the proposal:

- Supports the transition towards renewable and low-carbon energy.
- Reduces reliance on electricity supplied from conventional energy sources.
- Makes efficient use of existing developed roof space.
- Avoids the need for additional land development.
- Contributes towards reducing the operational carbon emissions associated with the premises.

The development is therefore consistent with the Government's wider objectives for renewable energy generation and sustainable development.

Planning Practice Guidance

The Government's Planning Practice Guidance relating to renewable and low-carbon energy recognises the important contribution of renewable energy technologies in addressing climate change.

The proposed installation represents an appropriate and proportionate use of existing roof space to deliver renewable energy generation.

Visual Impact and Amenity

The proposed solar panels will be installed on the roof of an existing non-domestic building within an established commercial setting.

The installation will be relatively modest in scale and will not materially alter the overall form, height or character of the existing building.

The panels will have a uniform appearance and incorporate an anti-reflective surface treatment, reducing the potential for glare and unwanted reflections.

The proposed development will not introduce any significant additional noise, activity or disturbance.

The proposed solar PV panels will be positioned a minimum of 1 metre from all external roof edges, in accordance with the relevant requirements of Schedule 2, Part 14, Class J of the GPDO 2015 (as amended).

Given the nature of the existing building, its commercial setting and the proposed roof-mounted arrangement, the development is not considered to result in any unacceptable impact upon visual amenity or neighbouring occupiers.

Sustainability and Environmental Benefits

The proposed 41.85 kWp solar photovoltaic system will contribute towards the sustainable operation of the existing premises by generating renewable electricity on site.

The installation will help to reduce the building's reliance on grid-supplied electricity, improve operational energy efficiency and reduce associated carbon emissions.

Importantly, the proposal makes effective use of an existing roof area without requiring additional land or introducing substantial new built development.

The development therefore represents a practical and proportionate investment in renewable energy infrastructure.

Conclusion

The proposed installation of an approximately 41.85 kWp roof-mounted solar photovoltaic system represents an appropriate form of renewable energy development on an existing non-domestic building.

The proposal has been designed to minimise its impact upon the external appearance of the building and the amenity of the surrounding area.

The installation will make efficient use of existing roof space while delivering much-needed reductions in operational energy consumption, reliance on grid-supplied electricity and associated carbon emissions.

The development is considered to accord with the relevant requirements of Schedule 2, Part 14, Class J of the General Permitted Development Order, subject to confirmation of compliance with the applicable limitations and conditions.

Accordingly, it is respectfully requested that the Local Planning Authority confirms that the proposed development is acceptable under the relevant Prior Approval provisions.