

DELEGATED REPORT

Application No:	P/24/0076
Site Address:	Unit J-1 31 Pant Industrial Estate Pant Merthyr Tydfil CF48 2SR
Development:	Installation of solar panels to roof
Case Officer:	Rebecca Owens
Application Expiry Date:	30th May 2024

APPLICATION SITE

The application relates to an industrial building within an established industrial park in the settlement boundary. The building has been subdivided and is occupied by a number of units. The application site is also bound by other units and a highway.

DESCRIPTION

A certificate of Lawful Development is sought for the installation of solar panels on a south-western facing roof slope. The solar panels would be set back from the bottom edge of the roof by 1m, below the ridge by 6.28m and in from the side by 1m. They would cover an area 3.2m by 13.8m with a maximum projection of 75mm above the roof plane.

PLANNING HISTORY

Whilst there are other previous planning application relating to this site, none are relevant to the determination of this planning application. However, it is noted that there is currently another planning application under consideration for solar panels on the roof of this building which has been submitted by one of the other units occupied within it (Planning Ref: P/24/0079)

PLANNING CONSIDERATIONS

The proposed development is considered to constitute 'Permitted Development' by virtue of Class A of Part 43, Schedule 2 of the Town and Country Planning (General Permitted Development) (amendment) (Wales) Order 2019 for the following reasons.

1. The solar panels would be installed on a pitched roof and would not protrude more than 20cm beyond the roof plane;
2. The solar panels would not be installed within 1m of the external edge of the roof;
3. The building is not located on article 1(5) land, is not a listed or within the curtilage of a listed building or designated as a scheduled monument.

4. The building is not within 3km of the perimeter of an airport or aerodrome.

In addition, the siting of the solar panels are considered to comply with the relevant conditions relating to impact of the external appearance of the building, amenity of the area and glint or glare.

It is therefore recommended that the application be approved.

RECOMMENDATION: BE APPROVED for the following **REASON:**

REASONS:

1. The proposed solar panels constitute 'Permitted Development' by virtue of Class A of Part 43 of Schedule 2 of the Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2019.

RECOMMENDATION ENDORSED


Director of Neighbourhood Services

DATE: 29.04.2024