

Knowsley Council
Regeneration and Economic Development Directorate.
Delegated Planning Report

APPLICATION NO:	23/02571/PDS	CASE OFFICER:	Andrew Hunt
WARD:	Northwood	PARISH:	N/A
LOCATION:	Dams Warehouse, Charley Wood Road, Knowsley Industrial Park, Kirkby, Knowsley, L33 7SG		
PROPOSAL:	PRIOR APPROVAL FOR THE INSTALLATION OF ROOF MOUNTED SOLAR PHOTOVOLTAICS (PV) TO EXISTING ROOF		

Site Description

The application site is an industrial site comprising large industrial buildings. The site is irregular in shape and is part of the Dams furniture wider site. Is located at the southern part of the Kirkby Industrial area and fronts onto Gores Road. There is an undeveloped woodland park to the east of the site.

Proposal

The proposal is a Prior Approval for the installation of roof mounted solar photovoltaics (PV) to existing roof.

Consultations

N/A

Representations

The application has been publicised by a site notice. No representations have been received.

Planning History

A similar prior approval application for roof mounted solar panels was approved (22/00667/PDS – approved 13/12/2022). The previous application had a different layout and was slightly smaller, (885 Kilowatts).

Relevant Policy

Paragraph 11 of the National Planning Policy Framework (NPPF) states that planning decisions should apply a presumption in favour of sustainable development. This means approving development proposals that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against

the policies in the NPPF taken as a whole.

Paragraph 12 of the NPPF clarifies that the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making. Where a planning application conflicts with an up-to-date development plan, permission should not normally be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.

The development plan in Knowsley comprises the Saved Policies of the Replacement Unitary Development Plan, the Core Strategy Local Plan and the Joint Waste Local Plan. The following policies are relevant to the determination of this application.

KNOWSLEY LOCAL PLAN: CORE STRATEGY

CS19 - Design Quality and Accessibility in New Development

Article 35 Statement

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

ISSUES AND ASSESSMENT:

PROPOSAL

The proposal is a Prior Approval for the installation of roof mounted solar photovoltaics (PV) to existing roof.

PRINCIPLE OF DEVELOPMENT

This application is not an application for planning permission but an application for 'prior approval' under national planning regulations.

Class J of Part 14 of the General Permitted Development Order 2015 (As Amended) gives permission for the development of solar photovoltaic panels on non – domestic premises subject to prior approval for the design or external appearance of the development and in particular the impact of glare on occupiers of neighbouring land.

GPDO 2015

The application complies with the requirements of Class J - Part 14 of the GPDO 2015 (as amended).

The solar panels would not protrude more than 0.2 metres beyond the roof slope and would not be over 1 metre higher than the existing roof height, they would also not be within 1 metre away from the external edge of the roof. The capacity of the solar panels is slightly larger than the previous application but is less than 1 megawatt (900 Kilowatts).

DESIGN AND EXTERNAL APPEARANCE

The panels are acceptable in design and appearance and will not cause harm to the character of the building or the visual amenity of the wider area. There would be no harm to neighbouring occupiers from glare.

CONCLUSION

The development complies with the requirements of Class J of Part 14 of the GPDO 2015 (as amended).

Therefore, it is considered that prior approval is required and approved in accordance with the provisions of the GPDO.

RECOMMENDATION:

The applicant be informed that under the terms of Class J (Part 14) of the Town and Country Planning (General Permitted Development) Order 2015 (As Amended) prior approval is required and approved.

Signed Case Officer¹: Andrew Hunt

Signed Authorising
Officer²: K Foster

Date: 2 October 2023

Informatives

1) Plans

For clarity the following plans are approved:

- a. Proposed Elevations – Rev A (Received 29/08/2023)
- b. Roof Layout – Rev A (Received 29/08/2023)
- c. Location Plan (Received 29/08/2023)

1 I confirm that I do not have a personal relationship with the applicant, agent or other interested parties; I also confirm that I do not have a financial interest in the site or the development proposed

2 I confirm that I do not have a personal relationship with the applicant, agent or other interested parties; I also confirm that I do not have a financial interest in the site or the development proposed