



01404 515616
 planning@eastdevon.gov.uk
 eastdevon.gov.uk/planning
 Blackdown House, Border Road,
 Heathpark Industrial Estate,
 Honiton, EX14 1EJ

**For office
 use only**

Application no.

Date received

Fee received

Application to determine if prior approval is required for a proposed: Installation, Alteration or Replacement of other Solar Photovoltaics (PV) equipment on the Roofs of Non-domestic Buildings

The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 14, Class J

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Bernaville Nurseries

Address Line 1

Three Horse Shoes

Address Line 2

Address Line 3

Devon

Town/city

Cowley

Postcode

EX5 5EU

Description of site location must be completed if postcode is not known:

Easting (x)

290425

Northing (y)

96053

Description

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

Country

Postcode

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

Country

Postcode

Contact Details

Primary number

Secondary number

Fax number

Email address

Eligibility

Permitted development rights are subject to conditions set by legislation to ensure that only appropriate proposals are eligible. The need to apply to the Local Planning Authority to see if prior approval is required is one such condition.

The questions below will help determine if the proposals are eligible for this permitted development right.

Please specify the type of roof on which the solar photovoltaic equipment is to be installed:

- Flat
 Pitched

Would any part of the solar photovoltaic equipment protrude more than 0.2 metres beyond the plane of the roof slope (when measured from the perpendicular with the external surface of the roof slope)?

- Yes
 No

Would any part of the solar photovoltaic equipment come within 1 metre of the external edge of the roof?

- Yes
 No

Would the total electrical generation capacity of all the solar photovoltaics installed on the building under permitted development rights (previously and in this proposal) exceed 1 megawatt?

- Yes
 No

Would the solar photovoltaic equipment be installed on roof slope which fronts a highway, or a building:

- in a conservation area;
- in an area of outstanding natural beauty;
- in an area specified by the Secretary of State for the purposes of enhancement and protection of the natural beauty and amenity of the countryside;
- in the Broads;
- in a National Park;
- in a World Heritage Site

Or, be installed on any part of the roof of a building that is:

- a scheduled monument (or the site contains one)
- a listed building (or within the curtilage of a listed building)

- Yes
 No

Description of Proposed Works

Please describe the proposed development:

The solar photovoltaic (PV) installation is proposed on the roofs of Bernaville Nurseries, Three Horse Shoes, Cowley, EX5 5EU

At around 56kW in total the proposed PV installation is below the permitted development threshold of 1 Megawatt (MW).

The proposed solar PV equipment has, so far as practicable, been sited to minimise its effect on the external appearance of the building and the amenity of the area.

The roof slopes that the solar PV panels will be mounted on are pitched and the PV panels will be mounted on frames parallel to the existing roof pitch so will have a minimal effect on the external appearance of the building and the amenity of the area.

The solar PV equipment will not:

- Project more than 200mm from the roof slopes; nor
- Be installed within 1 metre of the external edges of the roofs.

The solar PV equipment will be removed as soon as reasonably practicable when no longer needed.

The effect of glint and glare are considered to be minimal and localised. Both glint and glare attenuate with distance, with glare reducing rapidly. Several aspects of the installation will reduce the risks further:

- Solar PV panels are purposely designed to absorb rather than reflect light, as any reflection would waste potential energy. The surface of PV panels is intentionally rough to reduce reflection and facilitate absorption of the maximum quantity of sunlight. A 2009 study of solar panels showed that solar panels reflected 3-5% of incoming sunlight, which was less than steel (approximately 46%), standard glass (approximately 10%) or smooth water (approximately 5%).

(Source: SunPower Solar Module Glare and Reflectance Technical Notification, T09014, September 2009).

- The aluminium and steel which make up the solar panel frames and mounting system are coated in matt finishes to minimise solar reflection.

Declaration

I / We hereby apply for Prior Approval: Roof mounted solar PV on non-domestic building as described in this form and accompanying plans/drawings and additional information. I / We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Ellie Price

Date

21/07/2022