

**APPLICATION FOR PRIOR NOTIFICATION -
CASE OFFICER REPORT**

APPLICATION REFERENCE:	PL/2026/03239
APPLICATION TYPE:	Prior approval Part 14 Class A: Installation or alteration etc of solar equipment on domestic premises
SITE ADDRESS:	The Shepherds Cottage, Upper Chute, Andover, SP11 9ER
DEVELOPMENT DESCRIPTION:	Installation of 7 solar Panels on roof
RECOMMENDATION:	That prior Approval is not required

SITE DESCRIPTION/CONTEXT:

The Shepherd's Cottage is a detached two-storey dwelling located within the Tidworth Community Area, the Upper Chute Conservation Area and the North Wessex Downs National Landscape (formerly the Area of Outstanding Natural Beauty). Both designations constitute Article 2(3) land.

The dwelling is situated in an elevated position overlooking the village green, with neighbouring dwellings to the south occupying lower-lying land.

The dwelling has been subject to a number of alterations and extensions over time. The roof form is unusual, comprising a largely flat central roof enclosed by raised perimeter ridgelines, creating the appearance of a conventional pitched roof when viewed from ground level. This arrangement is evident from the aerial photography and the recent roof photograph submitted by the applicant.

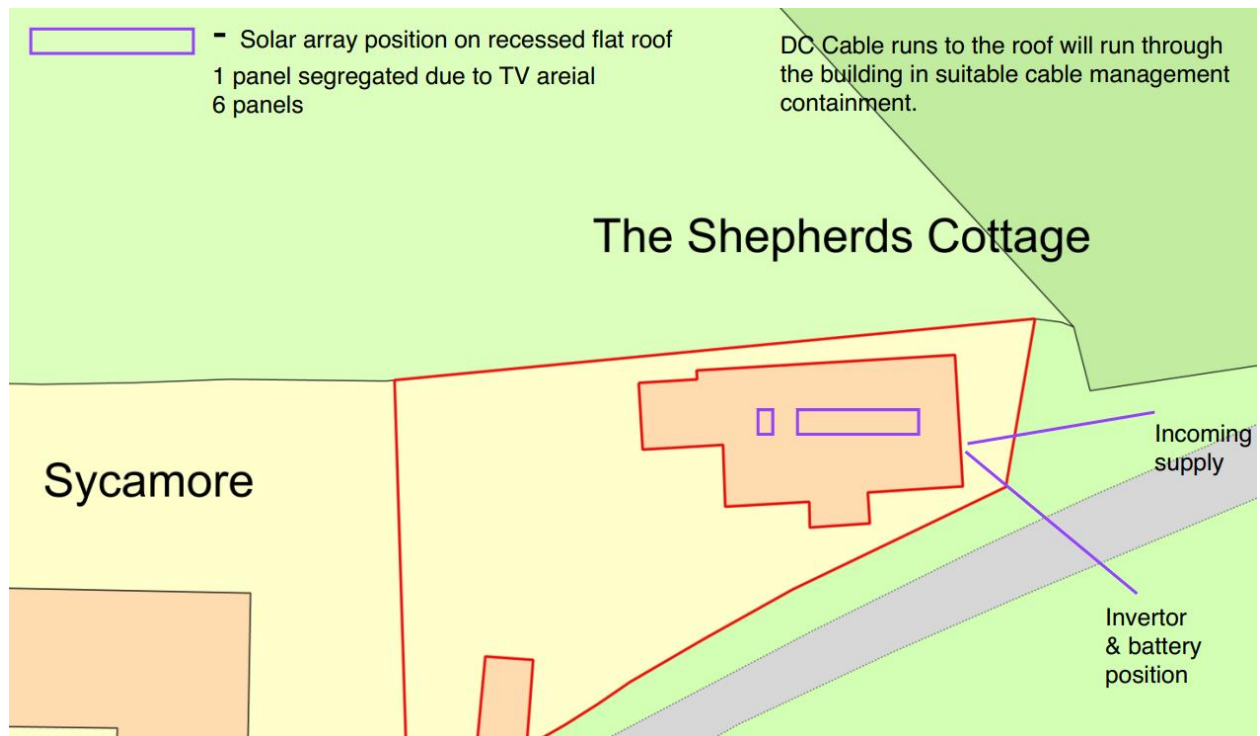




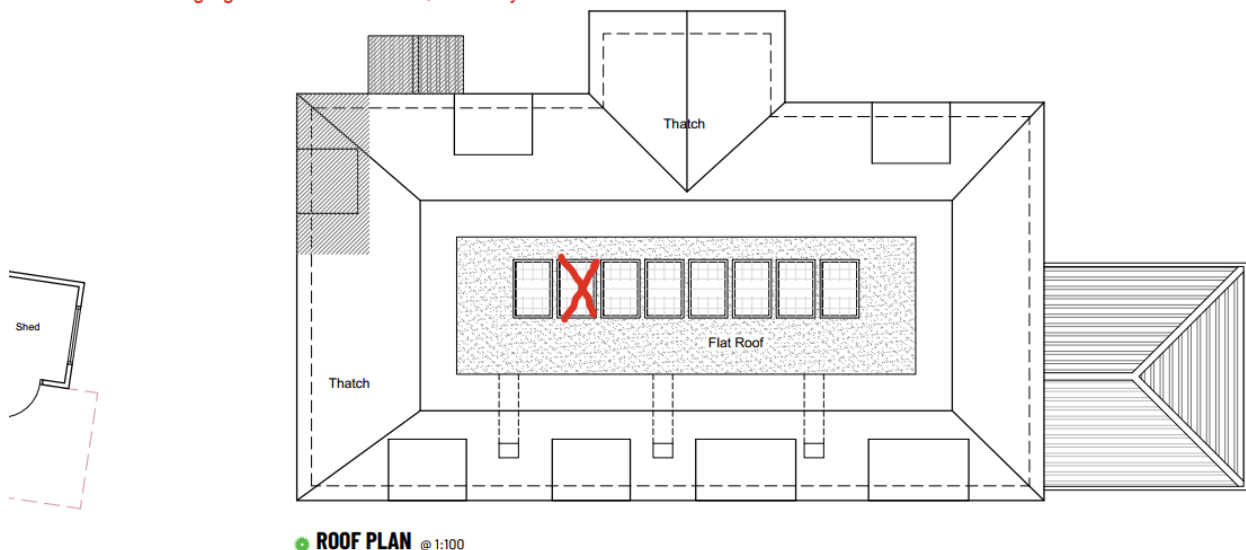
PROPOSAL:

This submission is not a planning application, rather it is a prior notification application submitted pursuant to the Permitted Development rights enshrined within Schedule 2, Part 14 Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) for the installation of solar PV on domestic premises. There is no requirement for planning permission for such development providing the conditions and caveats set out with Class A are satisfied.

The proposal is to install 7 PV panels on the flat roof of the property. The prior notification is accompanied by plans (including roof plan and elevations) and details of the proposed equipment.



7 Panels total: 1 Segregated due to TV aerial, 6 side by side



The conditions of Class A include that solar PV is, so far as practicable, sited so as to minimise its effect on the external appearance of the building and on the amenity of the area.

Under Class A (ba) for 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.

Permitted development status is conditional upon the applicant first obtaining confirmation from the Local Planning Authority that either:

- Prior approval is not required, or
- Prior approval is granted.

Only once this process has been completed can the development be considered permitted development.

RELEVANT PLANNING HISTORY:

Application reference	Description	Decision
20/06739/FUL	Full planning permission Insertion of a thatched dormer window to match all others in order to provide light and ventilation to the ensuite shower room on the east-facing elevation. The erection of a small brick store in garden adjacent to the existing garage.	Approve with Conditions Date: 9/11/2020
14/08878/FUL	Full planning permission - Relocation of front door and addition of open thatched porch. erect single storey extension to west elevation, remove section of flat roof over existing single storey rear extension and erect first floor extension, new extension over eastern rear wing	Approve with Conditions Date: 18/5/2015
K/47017	Removal of existing thatch roof and raise walls to form first floor and including new two storey extension at rear, all under a new thatch roof.	Approve with Conditions Date: 26/3/2004

RELEVANT LEGISLATION:

This application is assessed under Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), which grants planning permission for certain types of development described in Schedule 2 of the Order. The grant of permission is subject to the limitations, conditions, and provisions set out within the relevant Classes of permitted development.

Under Schedule 2, Part 14, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), development including the installation, alteration or replacement of microgeneration solar PV or solar thermal equipment on a building situated within the curtilage of a dwellinghouse is permitted subject to limitations and conditions set out within the legislation.

REPRESENTATIONS:

Chute Parish Council: No Objection

The application was publicised by site notice displayed at the site on 27th June 2026, with publicity expiry 18/07/2026.

No third party representations have been received

ASSESSMENT:

Does the Proposal Qualify as Permitted Development?

Development is not permitted under Class A (ba) in the case of solar PV or solar thermal equipment on a flat roof, if 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).

The plans submitted with the prior notification include elevation plans which illustrate that the proposed PV panels will not project above the highest part of the roof.



It is concluded that the proposed development qualifies as permitted development under Schedule 2, Part 14 Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (GPDO), and the assessment may now proceed to consider 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 the NL and Conservation Area.

Is Prior Approval Required?

The procedure for a Prior Notification application under Class A (ba) is set out in the GPDO and includes application detail requirements (the application must be accompanied by a written description of the proposed development and a plan indicating the site and showing the proposed development); publicity requirements (site notice); timescales (56 days) and determination procedures.

The conditions of Class A includes that the development must be carried out (a) where prior approval is required, in accordance with the details approved by the local planning authority; (b) where prior approval is not required, in accordance with the details provided in the application.

The submitted plans demonstrate that the solar PV panels would be located on the recessed flat roof and would not project above the surrounding roof ridges. Given the site's position and local topography, the equipment would have no appreciable impact on the character and appearance of the Article 2(3) land.

It is therefore considered that Prior Approval is not required in respect of the impact of the appearance of the solar PV panels on the Article 2(3) land.

CONCLUSION:

The proposed development has been assessed against the provisions, limitations, and conditions set out in Schedule 2, Part 14, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). Based on the submitted plans, supporting documentation, and the findings of this report, it is concluded that the proposal does comply with the criteria for permitted development under Class A and Prior Approval is not required.

RECOMMENDATION: Prior Approval is not required.