South Tyneside Council

Reference:	250636
Location:	Mortimer Community College Reading Road South Shields NE33 4UG
Ward:	West Park
Description:	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
Recommendation:	Prior Approval Required & Given SPVPN
Case Officer:	Nick Graham
Case Officer Contact No.:	0191 4247427 or 07741108995

Description of the Site and Proposal

This application is for prior approval under Schedule 2 of Part 14 Class J of the Town and Country Planning (General Permitted Development) (England) Order 2015, for the proposed installation of solar photovoltaic equipment on the roof of Mortimer Community College. The assessment is to determine whether prior approval is required for the details of the design or external appearance of the development and if so whether it would be acceptable.

It is proposed to install solar panels on the flat and pitched roofs of the building. The solar panels on the pitched roofs would not protrude more than 200mm above the roof, and the solar panels on the flat roofs would have a ten degree tilt protruding 270mm above the roofline and therefore under one metre above the overall roof height. The solar panels would not come within one metre of the external edge of the roof at any point. All of the above is in line with the relevant legislation and permitted development criteria.

Summary of Representations

102 neighbours notified by direct letter and three site notices posted - no responses received.

Assessment

This application is assessed in regards to:

• The design or external appearance of the development, in particular the impact of glare on occupiers of neighbouring land.

The solar panels would be situated on the roof of the property which is set within a mainly residential area. Although it is visible from the public domain, given the viewing angles, the affected roofs are not highly visible from a public vantage point. The surrounding area comprises of associated school playing fields and residential properties. As such the installation of solar panels is considered to be appropriate in terms of visual amenity. The number of solar panels is considered to be appropriate in terms of the scale of the building. The design and external appearance of the solar panels is therefore considered to be acceptable.

The solar panels will be situated within approximately 20 metres from the nearest residential properties which are located on Mortimer Road to the east. Given the angle of the solar panels at this point, very minimal amounts of light / glare reflected by the solar panels is considered to reach these residential properties. The distances to other neighbours including at Reading Road 20 metres to the west is also considered acceptable given the pitched roof of the solar panels at this closest points. Additionally the submitted details indicate the solar panels would be anti-glare in design. It is therefore considered there would be no harm to neighbours as a result of the proposed development.

Conclusion

It is considered that given the nature and scale of the proposed development, prior approval is required. However, it is considered that the submitted details of the design and external appearance of the development are acceptable. It is therefore recommended that although prior approval is required, it is hereby approved.

In deciding whether to grant planning permission the Council must have due regard to the 3 equality aims contained in Section 149 of the Equality Act 2010 (the public sector equality duty). A preliminary assessment of the potential equality impacts of any grant of planning permission in this case has been undertaken. There are no apparent equality impacts of the proposed development which give rise to the need to undertake a more detailed equality impact assessment.

The development has been assessed against the provisions of the Human Rights Act, and in particular Article 1 of the First Protocol and Article 8 of the Act itself. This Act gives further effect to the rights included in the European Convention on Human Rights. In arriving at this recommendation, due regard has been given to the applicant's reasonable development rights and expectations which have been balanced and weighed against the wider community interests, as expressed through third party interests / the Development Plan and Central Government Guidance.

Recommendation

Prior Approval Required & Given SPVPN

List of plans etc. for standard note on decision

Plan Reference
Pitched Roof Cross Section received 09/10/2025
Proposed Roof Panel Arrangement received 09/10/2025
Roof Cross Section Details received 09/10/2025

Case officer: Nick Graham

Signed: N. Graham
Date: 20/11/2025

Authorised Signatory: *G. Simmonette*
Date: **20/11/2025**