

**KIRKLEES METROPOLITAN COUNCIL
INVESTMENT & REGENERATION SERVICE**

DEVELOPMENT MANAGEMENT

**Town and Country Planning (General Permitted Development) (England)
Order 2015 - Schedule 2, Part 3, Changes of Use**

**DELEGATED DECISION FOR DISCHARGE OF CONDITION -
NOTIFICATION OF A CHANGE OF USE UNDER THE ABOVE
PROVISIONS**

Reference no. 2025/CL/92815/W

**Site Address Huddersfield Audi, Trident
Business Park, Leeds Road,
Deighton, Huddersfield, HD2 1UA**

**Description Prior approval for installation of
solar photovoltaic (PV) panels and
associated works**

Recommending Officer Joanna Rednall

DECISION - DETAILS APPROVED

**I hereby authorise the approval of this application for the reasons set
out in the officer's report and recommendation annexed below in
respect of the above matter.**

West Team

AUTHORISED OFFICER

Date: 02-Dec-2025

Officer Report

2025/92815 - Huddersfield Audi, Trident Business Park, Leeds Road, Deighton, Huddersfield, HD2 1UA

Introduction

The applicant is seeking the approval for the installation of solar photovoltaic equipment on the roof of a commercial building. The application is submitting pursuant to the provision of Class J, Part 14 of Schedule 2 of the Town and Country Planning (General Permitted Development)(England) Order 2015 (as amended).

Site Description

Huddersfield Audi is a car showroom located within the Trident Business Park located just off Leeds Road, Deighton. The showroom is a large modern building constructed with extensive glazing and metal cladding, with a large curved roof. The unit is surrounded by a large car park to the north, east and south with Leeds Road on the west.

Description Proposal

Solar panels will be installed across the two the main roof planes the application building, set in a grid format as indicate on the submitted block plan. The panels will be set away from the side of the roof.

Details of the placement of each solar panel have been submitted via plans (HDS-240251-PLN).

History of Negotiations/Amendments Received

None necessary.

Relevant Planning History

2004/92712: Erection of Audi car dealership – Approved

2005/90775: Erection of illuminated and non-illuminated signs – Advertisement Consent Granted

2014/92587: Relocation of existing principal entrance to the east elevation, and modifications to the south elevation – Conditional full permission

2015/91927: Installation of 15 illuminated and non-illuminated signs – Advertisement Consent Granted

2018/94076: Erection of cosmetic repair workshop – Conditional full permission

Representations

The application was advertised by way of a site notice that expired on 6th November 2025. No representations were submitted.

Consultation Responses

None required.

Legislation

Schedule 2, Part 14 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Assessment

The application falls to be considered under The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), Schedule 2, Part 14 (Renewable Energy), Class J (Installation or alteration etc of solar equipment on non-domestic premises).

Permitted development

J. The installation, alteration or replacement of
(a) microgeneration solar thermal equipment on a building;
(b) microgeneration solar PV equipment on a building; or
(c) other solar PV equipment on the roof of a building,
Other than a dwellinghouse or a block of flats.

Development not permitted

J.1 Development is not permitted by Class J if-

- (a) The solar PV equipment or solar thermal equipment would be installed on a pitched roof and would 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;

Comment: The solar equipment are to be installed on a pitched roof but would not protrude more than 0.2 meters beyond the place of the roof slope.

- (a) The solar PV equipment or solar thermal equipment would be installed on a flat roof, where the highest part of the solar PV equipment would be

higher than 1 metre above the highest part of the roof (excluding the chimney);

Comment: The solar equipment will not be installed on a flat roof.

(b) The solar PV equipment or solar thermal equipment would be installed within 1 metre of the external edge of that roof;

Comment: The application form states that the panels would not be within 1 metre of the external edge of the roof.

(c) in the case of a building on article 2(3) land, the solar PV equipment or solar thermal equipment would be installed on a roof slope which fronts a highway;

Comment: Not applicable, the site is not on article 2(3) land.

(d) the solar PV equipment or solar thermal equipment would be installed on a site designated as a scheduled monument; or

Comment: Not applicable, the site is not designated as a scheduled monument.

(e) the solar PV equipment or solar thermal equipment would be installed on a listed building or on a building within the curtilage of a listed building.

Comment: Not applicable, the building is not listed nor is the building within the curtilage of a listed building.

J.2 Development is not permitted by Class J(a) or (b) if-

(a) the solar PV equipment or solar thermal equipment would be installed on a wall and would protrude more than 0.2 metres beyond the plane of the wall when measured from the perpendicular with the external surface of the wall;

Comment: No solar PV equipment will be installed on any walls as part of this proposal.

(a) the solar PV equipment or solar thermal equipment would be installed on a wall and within 1 metre of a junction of that wall with another wall or with the roof of the building; or

Comment: No solar PV equipment will be installed on any walls as part of this proposal.

- (b) in the case of a building on article 2(3) land, the solar PV equipment or solar thermal equipment would be installed on a wall which fronts a highway.

Not applicable, the building is not on article 2(3) land.

Conditions

J.4-(1) Class J development is permitted subject to the following conditions-

- (a) the solar PV equipment or solar thermal equipment must, so far as practicable, be sited so as to minimise its effect on the external appearance of the building and the amenity of the area; and
- (a) the solar PV equipment or solar thermal equipment is removed as soon as reasonably practicable when no longer needed.

Visual Amenity

The proposed solar panels are to be installed on the roof of the existing building. Owing to the building's height and overall form, the majority of the panels are unlikely to be prominently visible from neighbouring properties. Some visibility may occur on the sloping roof plane facing Leeds Road, particularly for occupants of nearby buildings and road users; however, this visibility is limited by the shallow roof pitch and the set-back position of the arrays.

Any potential visual impact or glare arising from the installation is expected to be negligible. The application form sets out the proposed PV modules are manufactured with anti-reflective coatings designed to maximise light absorption and improve operational efficiency, which subsequently minimises reflectivity. When combined with the shallow roof angle and the orientation of the building, the likelihood of adverse glare affecting surrounding properties, pedestrians, or vehicles is very low.

Although the panels will introduce a contemporary material that contrasts slightly with the existing roof finish, this change is not considered harmful. The host building is modern in design and can accommodate such additions without causing detriment to visual amenity. It is therefore considered that the development would not detract from the character or appearance of either the building or the wider streetscape.

Glare

The proposed panels are not overly visible from public vantage points due to the scale of the host building and the direct relationship with surrounding properties that have views of the building. In addition, the angle of the panels

would largely result in light rays being deflected upwards rather than towards surrounding development.

Conclusion

Taking into account all the above, it is considered that prior approval is not required. The submitted information is sufficient and therefore the details are recommended for approval.

Recommendation: Prior notification Class J details approved

Plans and specification table: -

Plan Type	Reference	Version	Date Received
Location plan	-	-	09/10/2025
Site Plan - HM Land Registry	-	-	09/10/2025
Proposed Site Plan	HDS-240251-PLN	V1	09/10/2025
Application form	-	-	09/10/2025

Pursuant to article 35 (2) of the Town and Country Planning (Development Management Procedure) Order 2015 and guidance in the National Planning Policy Framework, the Local Authority have, where possible, made a preapplication advice service available, complied with the Kirklees Development Management Charter 2024 and otherwise actively engaged with the applicant in dealing with the application. The applicant was not contacted during the course of the application.