

PP-14253672



**WOKINGHAM
BOROUGH COUNCIL**

Wokingham Borough Council
Planning Services
PO Box 157, Civic Offices, Shute End
Wokingham, Berkshire
RG40 1WR
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Application to determine if prior approval is required for a proposed: Installation or alteration of
solar equipment on domestic premises

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

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	The Shealing
Address Line 1	Backsideans
Address Line 2	
Address Line 3	Wokingham
Town/city	Wargrave
Postcode	RG10 8JP

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

Easting (x)	Northing (y)
478696	178733

Description

Applicant Details

Name/Company

Title

Mr

First name

Michael

Surname

Benn

Company Name

Address

Address line 1

The Shealing

Address line 2

Backsideans

Address line 3

Wargrave

Town/City

County

Country

United Kingdom

Postcode

RG10 8JP

Are you an agent acting on behalf of the applicant?

- ☐ Yes
- ☒ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

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.

For solar proposals, there are several different permitted development rights, each covering specific types of work. Therefore, if not eligible for this one, you may:

- be eligible for a different solar permitted development right;
- not require prior approval;
- require an application for planning permission.

General

Is this application for the installation, alteration or replacement of microgeneration solar PV or solar thermal equipment on -

(a) a dwellinghouse or a block of flats; or

(b) a building situated within the curtilage of a dwellinghouse or a block of flats?

☒ Yes

☐ No

Note: 'Microgeneration' in this context means that the total installed capacity of any equipment should not exceed:

(a) in relation to the generation of electricity, 50 kilowatts;

(b) in relation to the production of heat, 45 kilowatts thermal.

Is any part of the site designated as scheduled monument?

☐ Yes

☒ No

Would the solar equipment be installed on a building which is within the curtilage of a block of flats or dwelling house which is a listed building?

☐ Yes

☒ No

Would the development be, so far as practicable, sited to minimise the effect on the external appearance of the building and amenity of the local area, and be removed as soon as practicable when no longer needed?

☒ Yes

☐ No

Type of Work

Would the proposed solar PV or solar thermal equipment be situated on a:

☐ Pitched Roof

☒ Flat Roof

☐ Wall

Flat Roof

Would the highest part of the proposed solar PV or solar equipment be more than 0.6 metres higher than the highest part of the roof (excluding any chimney)?

☐ Yes

☒ No

Would the proposed equipment be installed on a building situated:

- 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?

☒ Yes

☐ No

Description

Please describe the proposed development

Hello - I am seeking approval to install solar panels on the flat roof of a pool house. No other properties overlook the pool house, as is surrounded by trees to the north, and east, and the property to the west has no windows looking in the direction of the building.

Please provide details of any impact of the solar equipment on the land and how this will be mitigated. This should also identify and address the land's designation(s) as:

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

We would like to install solar panels on the roof of the pool house, rather than the 1930s house, as the flat roof is surrounded by a raised pitched roof which rises up about 30cm on all sides, meaning that the visual impact will be minimised. In addition, the pool house is not viewable by any other neighbours, so the impact would be minimal.

Declaration

I/We hereby apply for Prior Approval: Installation or alteration of solar equipment on domestic premises as described in the questions answered, details provided, and the 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 opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published 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

Michael Benn

Date

13/08/2025