

JPPC ref: AG/5250

South Oxon DC
Planning Services
Planning Portal Ref: **14450740**

24th November 2025

Dear Sirs

PRIOR APPROVAL APPLICATION

AT: WOKINGHAM FAMILY GOLF, FINCHAMPSTEAD ROAD, WOKINGHAM, RG40 3HG

RE: PROPOSED INSTALLATION OF 184 x 510W SOLAR P/V PANELS (93.84kW CAPACITY) ON THE ROOF OF THE EXISTING MAIN DRIVING RANGE AND CLUBHOUSE BUILDING.

FOR: MR & MRS WILLIAMS, WOKINGHAM FAMILY GOLF

Introduction

Please find attached a prior approval application under Schedule 2, Part 14, Class J of the Town and Country Planning (General Permitted Development) (England) Order 2015 in respect of the above proposal. The application comprises the following:

- This covering letter prepared by JPPC;
- Application Form;
- Location Plan at 1:1250 scale – drawing 25-036-L02;
- Existing Roof Plan at 1:100 scale – drawing 25-036-SU02;
- Proposed Roof Plan at 1:100 scale – drawing 25-036-PRE03; and
- Existing and Proposed Roof Sections at 1:100 scale – drawing 25-036-PRE04.

Site and Relevant Planning History

Wokingham Family Golf is located to the south-west of Wokingham Town Centre and to the north-east of Finchampstead North on land that lies approximately 300m to the east of the A321 Finchampstead Road (from where vehicular access is taken).

The business has been operational since 2015 and has proven to be extremely successful and popular with local people and is now one of the town's most valued recreational facilities.

It offers a broad range of golf-related activities for people of all ages and abilities, including driving range facilities (1 x 20 bay and 1 x 10 bay with Top Tracer capabilities), a 9-hole pitch and putt/big hole course, a 9-hole Foot-Golf course and an 18-hole Adventure Golf course.

Planning permission was first granted for the single-storey 20-bay flood-lit driving range in September 2013 under application **F/2013/2073**.

Subsequently, planning permission was granted in November 2017 to add a single-storey clubhouse extension on the western side of the main range building under application **172979**.

An aerial photograph showing the location of the main driving range and clubhouse building, which has a broadly 'T-shape' plan form is attached below.



Aerial photo (circa 2022)

Main Driving Range and Clubhouse

The Proposal

The business has a strong desire to reduce their energy needs from non-renewable sources and, as such, have liaised with a renewable energy company (The Solar Bureau) to assess the viability and effectiveness of solar PVs as a means by which they could significantly enhance the sustainability credentials of the business and, of course, reduce their energy bills in the longer term.

This viability assessment has focused upon the mono-pitched roof area of the main range building and on the flat roofed section of the clubhouse extension and it has

been assessed that a solar PV array comprising 184 x 510W panels could potentially be sited on these roof areas.

This array would, therefore, have a total capacity 93.84kW and it has been estimated that, once operational, would have the potential to reduce the CO2 emissions of the business by around **20 tonnes per annum**.

This application, therefore, instead seeks confirmation that the installation of solar PV panels would fall within the parameters of Schedule 2, Part 14, Class J of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Assessment of PD Compliance

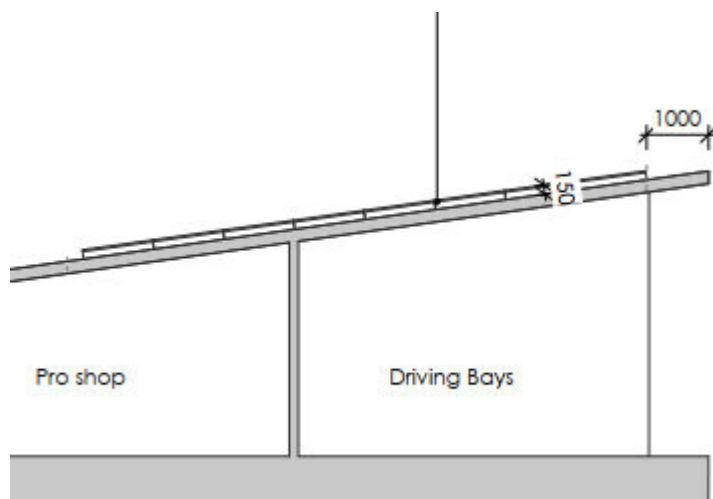
Part 14, Class J PD rights allow for the installation, alteration or replacement of –

- (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.

The proposed solar PV panels would accord with the qualifying criteria set out in section J.1 as detailed below.

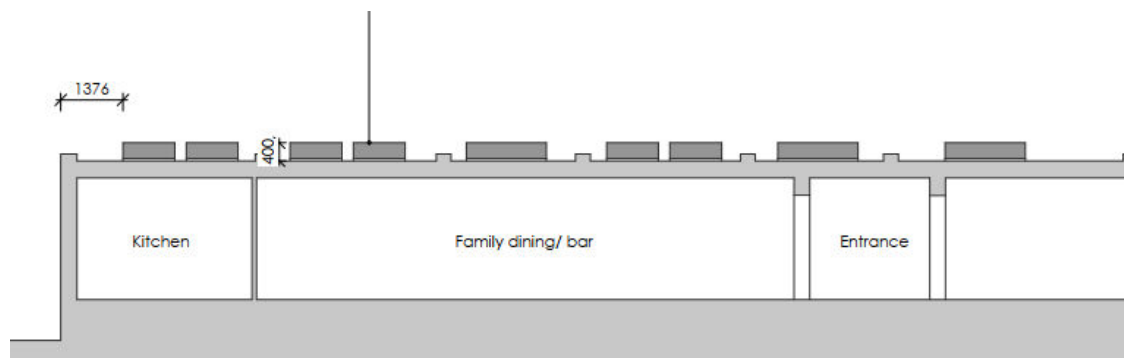
J.1 (a) – the solar PV equipment would, in part, be installed on a pitched roof and would not protrude more than 0.2m beyond the plane of a roof slope when measured from the perpendicular with the external surface of the roof slope;

Comment: in this instance the PV panels on the pitched-roof areas would protrude by 0.15m beyond the plain of the roof (see plan extract below).



J.1 (b) – the solar PV equipment would, in part, be installed on a flat roof, where the highest part of the solar PV equipment would not be higher than 1 metre above the highest part of the roof;

Comment: in this instance the PV panels on the flat roof areas would extend above the roof by 0.4m (see plan extract overleaf).



J.1 (c) – the solar PV equipment would not be installed within 1 metre of the external edge of any roof;

Comment: in this instance all of the proposal solar PV panels would be sited a minimum of 1m away from the external edge of the flat and pitched roof areas (see proposed roof plan drawing).

J.1 (d) – criterion now deleted

J.1 (e) – the solar PV equipment is not installed on a site designated as a Scheduled Monument;

Comment: this is not relevant as the site is not a Scheduled Monument.

J.1 (f) – the solar PV equipment would not a building with the curtilage of a dwellinghouse that is a listed building;

Comment: this is not relevant as none of the buildings at Wokingham Family Golf are statutorily listed.

In addition, to the above restrictions/exclusions, there are also a number of conditions to which the exercise of Part 14, Class J PD rights are required to adhere. These conditions are as follows:

J.4 (1)(a) – the solar PV equipment is, so far as practicable, sited so as to minimise its effect on the external appearance of the building and the amenity of the area;

Comment: The proposed solar PV equipment is to be installed on the main driving range and clubhouse buildings and would comprise matt-black panels (see manufacturer's specification at **Appendix 1**). The panels on the flat-roofed areas will not be readily seen from ground level, even at relatively close quarters, and those on the mono-pitched area will have a regular and symmetrical layout and, as such, would not appear visually jarring when seen from the car park area to the west. Consequently, although the appearance of the roof area of the main driving range and clubhouse buildings will change, the overall effect will not be harmful to the building or to the surrounding area.

J.4 (1)(b) – the solar PV equipment is removed as soon as reasonably practicable when no longer needed.

Comment: the requirements of this condition are acknowledged by the applicant.

J.4 (2) – for Class J(c) development, the developer must apply to the local planning authority for a determination as to whether the prior approval of the authority is required as to the design or external appearance of the development, in particular the impact of glare on occupiers of neighbouring land.

Comment: In this instance, the development would comprise Class J (c) development on the basis that the proposed solar PV equipment has a capacity or more than 50kW. As such, it is acknowledged that the applicant is obliged to request a determination as to whether the Council's Prior Approval is required with regard to the design and external appearance of the development and the impact of glare on neighbouring land.

In this context, as noted above, the site is set well-back from the Finchampstead Road and in a location where, there are only three existing dwellings, all to the west, which have any potential to be affected by the PV solar equipment. These properties, from south to north are The Fairways (the applicant's own dwelling), Woodcray Manor and Woodcray House.

As shown on the proposed section drawing, the PVs on the flat-roofed section will be tilted upwards from north to south – thereby facing away from the houses to the west – whereas those on the mono-pitched section will be set a significant distance away from the houses (see location plan extract below). When also taking into account the strength of boundary planting between these properties and the main driving range and clubhouse, it is reasonable to conclude that the proposed solar PV panels would not be likely to result in material harm to any of these properties from a 'glare' perspective.



Conclusion

The proposal offers a gilt-edged opportunity to Wokingham Family Golf to significantly reduce its annual carbon emissions and, as a corollary, to substantially reduce its annual running costs.

It has been demonstrated that the installation of the proposed solar PV panels would fall within Part 14, Class J parameters and, in turn, it is reasonably anticipated that the Council will be able to confirm either that its Prior Approval is not required, or that its Prior Approval is granted, within the 56-day determination period.

I look forward to receiving the application acknowledgement shortly and trust the case officer will not hesitate to contact me should there be any queries.

Yours faithfully



Adrian Gould BA (Hons) DipTP (Dist) MRTPI

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APPENDIX 1

Manufacturer's specification of proposed 510W solar PV panels

Harvest the Sunshine

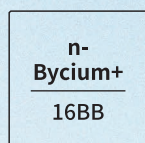
JA SOLAR

510W



JAM60D41 LB Black Module n-type Double Glass Bifacial Modules

Premium Cells



MBB Half-Cell
Technology

26%



Cell Conversion
Efficiency

Premium Modules



Higher power
generation better LCOE



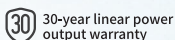
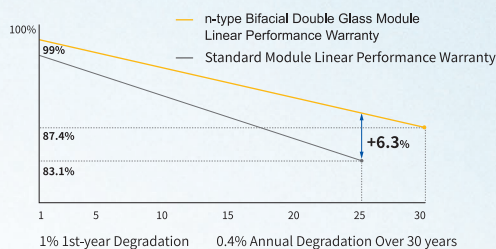
n-type with very
Lower LID



Better Temperature
Coefficient

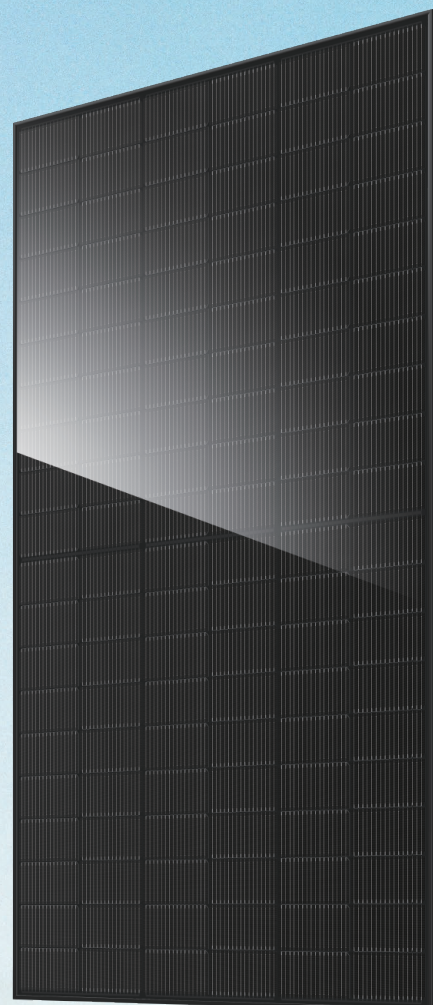


Better low irradiance
response

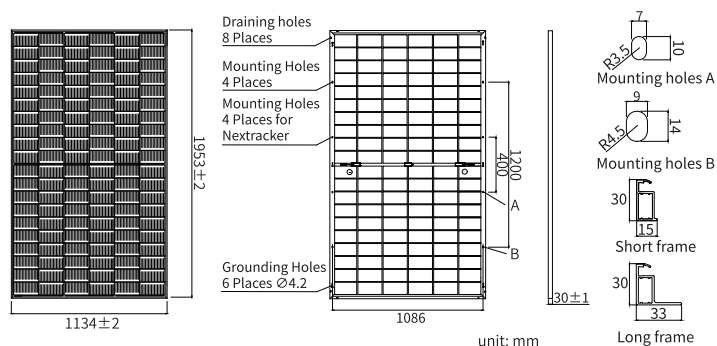


Comprehensive Certificates

- IEC 61215, IEC 61730, UL 61215, UL 61730
- ISO 9001: 2015 Quality management systems
- ISO 14001: 2015 Environmental management systems
- ISO 45001: 2018 Occupational health and safety management systems
- IEC 62941: 2019 Terrestrial photovoltaic (PV) modules - Quality system for PV module manufacturing



DEEP BLUE 4.0 Pro



MECHANICAL PARAMETERS

Cell	Mono
Weight	27.3kg
Dimensions	1953±2mm×1134±2mm×30±1mm
Cable Cross Section Size	4mm²(IEC), 12 AWG(UL)
No. of cells	120(6×20)
Junction Box	IP68, 3diodes
Connector	QC 4.10-351/ MC4-EVO2A
Cable Length (Including Connector)	Portrait: 300mm(+)/400mm(-) Landscape: 1200mm(+)/1200mm(-)
Front Glass/Back Glass	2.0mm/2.0mm
Packaging Configuration	36pcs/Pallet, 864pcs/40HQ Container

Remark: customized frame color and cable length available upon request

ELECTRICAL PARAMETERS AT STC

	JAM60D41	JAM60D41	JAM60D41	JAM60D41	JAM60D41	JAM60D41
TYPE	485/LB	490/LB	495/LB	500/LB	505/LB	510/LB
Rated Maximum Power(Pmax) [W]	485	490	495	500	505	510
Open Circuit Voltage (Voc) [V]	43.25	43.45	43.65	43.85	44.05	44.25
Maximum Power Voltage(Vmp) [V]	36.28	36.49	36.70	36.91	37.11	37.31
Short Circuit Current(Isc) [A]	14.24	14.30	14.36	14.42	14.48	14.54
Maximum Power Current(Imp) [A]	13.37	13.43	13.49	13.55	13.61	13.67
Module Efficiency [%]	21.9	22.1	22.4	22.6	22.8	23.0
Power Tolerance	0~+3%					
Temperature Coefficient of Isc(α_{Isc})	+0.045%/°C					
Temperature Coefficient of Voc (β_{Voc})	-0.250%/°C					
Temperature Coefficient of Pmax(γ_{Pmp})	-0.290%/°C					
STC	Irradiance 1000W/m ² , cell temperature 25°C, AM1.5G					

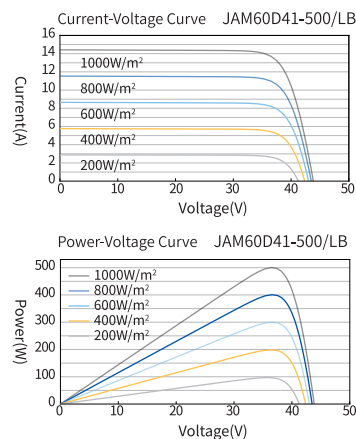
Remark: Electrical data in this catalog do not refer to a single module and they are not part of the offer. They only serve for comparison among different module types.

ELECTRICAL CHARACTERISTICS WITH 10% SOLAR IRRADIATION RATIO

	JAM60D41	JAM60D41	JAM60D41	JAM60D41	JAM60D41	JAM60D41
TYPE	485/LB	490/LB	495/LB	500/LB	505/LB	510/LB
Rated Max Power(Pmax) [W]	524	529	535	540	545	551
Open Circuit Voltage(Voc) [V]	43.25	43.45	43.65	43.85	44.05	44.25
Max Power Voltage(Vmp) [V]	36.28	36.49	36.70	36.91	37.11	37.31
Short Circuit Current(Isc) [A]	15.38	15.44	15.51	15.57	15.64	15.70
Max Power Current(Imp) [A]	14.44	14.50	14.57	14.63	14.70	14.76
Irradiation Ratio (rear/front)	10%					

* Bifaciality= $P_{\text{max, rear}}/\text{Rated } P_{\text{max, front}}$

CHARACTERISTICS



OPERATING CONDITIONS

Maximum System Voltage	1500V DC
Operating Temperature	-40°C~+85°C
Maximum Series Fuse Rating	30A
Maximum Static Load, Front	5400Pa(112 lb/ft²)
Maximum Static Load, Back	2400Pa(50 lb/ft²)
NOCT	45±2°C
Bifaciality*	80%±10%
Safety Class	Class II
Fire Performance	UL Type 29/Class C