

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260567
Site Address:	4 Grazeley Road, Three Mile Cross, Wokingham, RG7 1BJ
Received Date:	27 March 2026
Expiry Date:	22 May 2026
Site Visit Date:	15 April 2026
Proposal: Application for a certificate of lawfulness for the proposed installation of 23 roof-mounted photovoltaic (PV) panels and a domestic battery storage unit.	

PLANNING POLICY/LEGISLATION	
The Town and Country Planning (General Permitted Development) (England) Order 2015	
Article 3	In conjunction with Schedule 2, Part 14, Class A grants planning permission for the "installation or alteration etc of solar equipment on domestic premises".
Article 4	Provides that the planning authority may give direction to restrict the effect of Article 3
Town and Country Planning Act 1990 (as amended)	
Section 55	Provides that 'development' includes the carrying out of building operations on land, and 'building operations' includes structural alterations or additions to buildings.
Section 57	Planning permission is needed for all development of land.
Section 187a	Enforcement for breach of conditions
s.192	Applications for Certificates of Lawfulness of proposed use or development.
s.191	Defines operations as 'lawful' if: (a) No enforcement action may be taken in respect of them (whether because they did not involve development or require planning permission or because the time for enforcement action has expired or for any other reason); and (b) They do not constitute a contravention of any of the requirements of any enforcement notice then in force.

PLANNING HISTORY		
Application No.	Description	Decision & Date
172018	Application for certificate of lawfulness for the proposed change from front lawned garden area to a porous single parking space with associated dropped curb.	Approved 07/09/2017

170296	Householder application for the proposed erection of a single storey side extension to form a rear snug area and a single garage, with associated dropped kerb.	Application Withdrawn 20/06/2017
143246	Proposed erection of six dwellings with associated landscaping and car parking with the conversion of existing chapel to one residential unit following the demolition of existing church hall.	Approved 27/03/2015
132160	Proposed development of site including change of use of chapel building to create one dwelling and erection of 6 dwellings, with associated access, car parking and landscaping. Demolition of existing church hall.	Approved 25/09/2014
131018	Proposed development of site including change of use of chapel building to create one dwelling, plus the erection of 8 dwellings with associated access, car parking and landscaping. Demolition of existing church hall.	Refused 21/08/2013

SITE AND PROPOSAL DETAILS

Site description:

The application site consists of a detached converted chapel located on a corner plot position on the southern side of Grazeley Road, Three Mile Cross.

There is one protected Oak tree to the rear of the property; TPO-1460-2013.

Land/Property Designations:

- There are no listed buildings at the site and the property is not within 'Article 2(3) land' (Town and Country Planning (General Permitted Development Order) 2015).
- The site is located in an area suitable for bat roosts.
- The site is located in the Three Mile Cross Area of Special Character.

Relevant details of the proposal:

The proposal relates to a certificate of lawfulness for the proposed installation of 23 roof-mounted photovoltaic (PV) panels and a domestic battery storage unit mounted a ground level on the eastern elevation. The panels would be mounted on both sides of the pitched roof.

ASSESSMENT AGAINST LEGISLATION

			Yes	No
s.55	1	Does it constitute development?	✓	
s.191	2	Would it be contrary to an enforcement notice?		✓

ASSESSMENT AGAINST LEGISLATION				
			Yes	No
s.187a Art.3 (4)	3	Would it be contrary to any condition imposed by any planning permission granted or deemed to be granted?		✓
Art.3 (5)	4	Are the building operations involved in the construction of the dwellinghouse lawful?	✓	
Art.4	5	Is there an 'Article 4 Direction' in effect for the site?		✓

On buildings

Sch.2 Pt. 14 A	6	Would the development comprise the installation, alteration or replacement of solar PV or solar thermal equipment on: A dwellinghouse, or A building situated within the curtilage of a dwellinghouse?	✓	
A.1(a)	7	Would the solar PV or solar thermal equipment protrude more than 0.2 metres beyond the plane of the wall or the roof slope when measured from the perpendicular with the external surface of the wall or roof slope?		✓
A.1(b)	8	Would it result in the highest part of the solar PV or solar thermal equipment being higher than the highest part of the roof (excluding any chimney)?		✓
A.1(c)	9	If in a conservation area or world heritage site , would the solar PV or solar thermal equipment be installed on a wall which fronts the highway?	NA	NA
A.1 (d) (e)	10	Would the solar PV or solar thermal equipment be installed on a building within the curtilage of the dwellinghouse which is a listed building , or on a site designated as a scheduled monument ?		✓

Stand alone

Sch.2 Pt. 14 B	11	Would it consist of the installation, alteration or replacement of stand alone solar within the curtilage of a dwellinghouse?	NA	NA
B.1(a)	12	Would it result in the presence within the curtilage of more than one stand alone solar?	NA	NA
B.1(b)	13	Would any part of the stand alone solar:		
		(i) Exceed four metres in height above ground level?	NA	NA
		(ii) In the case of land within a conservation area be situated within any part of the curtilage of the dwellinghouse and would be visible from the highway?	NA	NA
		(iii) Be situated within five metres of the boundary of the curtilage?	NA	NA
		(iv) Be situated within the curtilage of a listed building?	NA	NA
B.1(c)	14	Would the surface area of the solar panels forming part of the standalone solar exceed nine square metres or any dimension of its array (including any housing) would exceed three metres?	NA	NA
	15	Would it affect a TPO'd tree? * Does not affect Article 3 permission but separate TPO approval may be needed for any cutting back of the tree or its roots.		✓

Conclusion:

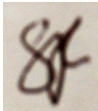
The proposed installation of 23 roof-mounted photovoltaic (PV) panels and a domestic battery storage unit constitutes development, this would require planning permission. Permission is available under Article 3 of The Town and Country Planning (General Permitted Development) Order 2015, the proposal being in accordance with Schedule 2 (Part 14) (Class A) of the Order.

The Public Sector Equality Duty (Equality Act 2010):

In determining this application the Council is required to have due regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, gender, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief. There is no indication or evidence (including from consultation on the application) that persons with protected characteristics as identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular planning application and there would be no significant adverse impacts as a result of the development.

RECOMMENDATION

Conditions agreed:	Not required
Recommendation:	Approve
Date:	12 May 2026
Earliest date for decision:	Not applicable

Recommendation agreed by: (Authorised Officer)	
Date:	15.5.26