



**WOKINGHAM
BOROUGH COUNCIL**

Wokingham Borough Council
Planning Services
PO Box 157, Civic Offices, Shute End
Wokingham, Berkshire
RG40 1WR
email: development.control@wokingham.gov.uk
Phone: 0118 974 6000

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

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

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

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

Easting (x)

Northing (y)

Description

Applicant Details

Name/Company

Title

Mr

First name

Haran

Surname

Gill

Company Name

Sri Guru Singh Sabha Gurdwara Reading

Address

Address line 1

582 Mizuno House, Mizuno Corporation Uk Reading Road

Address line 2

Address line 3

Town/City

Winnersh

County

Wokingham

Country

Postcode

RG41 5HE

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

Mr

First name

Max

Surname

Lines

Company Name

Synth Solar

Address

Address line 1

11 Aden Grove

Address line 2

Address line 3

Town/City

London

County

Country

United Kingdom

Postcode

N16 9NP

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.

Please specify the type of roof on which the solar photovoltaic equipment is to be installed:

- ☐ Flat
☒ Pitched

Would any part of the solar photovoltaic equipment 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)?

- ☐ Yes
☒ No

Would any part of the solar photovoltaic equipment come within 1 metre of the external edge of the roof?

- ☐ Yes
☒ No

Would the total electrical generation capacity of all the equipment installed on the building under permitted development rights (previously and in this proposal) total no more than 50 kilowatts?

- ☐ Yes
☒ No

Please note: This question was added to confirm proposals exceeded the 50 kilowatt 'microgeneration' threshold. A previous question on the total generation capacity exceeding 1 megawatt was removed after this limitation was lifted by government on 21 December 2023.

Would the solar photovoltaic equipment be installed on any part of the roof of a building that is:

- a scheduled monument (or the site contains one)
- a listed building (or within the curtilage of a listed building)

- ☐ Yes
☒ No

Please note: This question was updated to remove reference to installation on roof slopes fronting highways on Article 2(3) land after this limitation was lifted by government on 21 December 2023.

Description of Proposed Works

Please describe the proposed development:

Mizuno House has recently been purchased by the Sri Guru Singh Sabha Gurdwara Reading. We (Synth Solar (<https://synth.solar>) have been appointed by the Gurdwara Trustees to design and install solar panels on the roof of the building with an inverter and battery to also be installed on the site. This project will help the Gurdwara significantly reduce their energy consumption by generating electricity via solar panels and storing it in batteries.

Details about the site:

- Seven south-facing, shade-free roof faces can be utilised for solar generation
- The roof is a structurally-sound, steel structure with metal panels, with artificial slate covering the metal panels
- In total, 260 solar panels, a 114kW peak system
- Estimated annual electricity generation: 94,000 kWh / year
- 100kW Growatt Hybrid Inverter which will be installed on the site
- 71kWh of batteries to be installed - this will enable the Gurdwara to use electricity generated during the day in the evenings / night time
- DNO Application has been made; the DNO foresees no issues with the application - the DNO sub-station is actually on the site of Mizuno House; DNO says permission will be supplied by November 11th
- Virtually no visibility of solar panels from the main road (Reading Road) as panels not on north facing roof that faces road; other roof faces face commercial properties
- Neighbouring commercial property (Cavity Dental Ltd) has recently installed solar panels and batteries on their site

We are hoping to get prior approval for this this site ideally for installation in November. We do not foresee any major issues with this project.

Declaration

I/We hereby apply for Prior Approval: Roof mounted solar PV on non-domestic building 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

Max Lines

Date

21/10/2024