

DELEGATED OFFICER REPORT



**WOKINGHAM
BOROUGH COUNCIL**

Application Number:	252454
Site Address:	1180 Eskdale Road, Winnersh, Wokingham, RG41 5TU
Expiry Date:	12 December 2025
Proposal: Application for a certificate of lawfulness for the proposed installation of 27no. electric vehicle chargers, erection of a transformer to serve the chargers and the erection of an electric vehicle meter and distribution board.	

PLANNING HISTORY		
Application No.	Description	Decision & Date
222536	Prior approval submission for the proposed installation of a 194kW Solar Photovoltaic roof mounted scheme.	PA not required: September 2022
201720	Application for advertisement consent for 4 no. non-illuminated fascia signs.	Refused: September 2020
201719	Full application for proposed external alterations to the existing office building to create an extended plant enclosure with associated screening, installation of PV panels to roof and provision of 8 no. electric vehicle charging points on existing parking spaces.	Approved: September 2020
142203	Application for a certificate of lawfulness for the proposed change of use of existing hard surface to create 9no additional car parking spaces.	Approved: December 2014
101523	Application for advertisement consent to display a directional sign	Approved: September 2010
RM/2008/0778	Reserved Matters application on Outline consent O/2006/9071 comprising of layout, scale, appearance, access within the site and landscaping for the redevelopment of Winnersh Triangle for office use classes within B1 (a,b, & C) with associated parking, plant and infrastructure and ancillary facilities.	Approved: June 2008
O/2006/9071	Outline planning application with all matters reserved except details of means of access to the site for development providing up to 191,100 sq m gross external area of built floorspace (in total) for Class B1 (a), (b) and (c) (including data centre use); Class D1; Class D2; Class C1; Class A1, A2, A3, A4, A5. Such development to include:	Approved: August 2007

	Highways and public transport facilities; Pedestrian, cyclist and vehicular ways; Pedestrian footbridge; Vehicle parking; Laying out open space; Landscaping; Ground works; Drainage works; Provision and/or upgrade of services and related media and apparatus; Miscellaneous ancillary development (including security office, bin stores and cycle stores) and associated engineering and other operations.	
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APPRAISAL

This application has been made to obtain a Certificate of Lawfulness for the proposed installation of 27no. EV charging upstands (serving 54 existing car parking spaces), together with the construction of a transformer and check meter/distribution board to serve the 27 upstands, to the rear (north) of building 1180 Eskdale Road and to the rear (north) of the existing sports pitch.

The application seeks to confirm that the development falls under Class E, Part 2, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and as such, does not require planning permission.

Class E, Part 2, Schedule 2 of The Town and Country Planning (General Permitted Development) (England) Order 2015 ('the GDPO') allows at section E(1) for the "*The installation, alteration or replacement, within an area lawfully used for off-street parking, of an upstand with an electrical outlet mounted on it for recharging electric vehicles.*"

As amended on 29 May 2025, Class E, Part, Schedule 2 of the GDPO also now includes section E(2) which relates to "*The installation, alteration or replacement, at ground level within a non-domestic area lawfully used for off-street parking, of—*
(a) equipment necessary for the operation of an upstand the installation of which would be permitted by this Class;
(b) a unit of equipment housing for the storage of equipment necessary for the operation of an upstand the installation of which would be permitted by this Class.”

Development not permitted

E.1— Development is not permitted by paragraph E(1) if the upstand and the outlet would—

in relation to an upstand and outlet—

(i) within the curtilage of a dwellinghouse or a block of flats, exceed 1.6 metres in height from the level of the surface used for the parking of vehicles; or

(ii) in any other case, exceed 2.7 metres in height from the level of the surface used for the parking of vehicles,

(b)

- (c) be within a site designated as a scheduled monument;
- (d) be within the curtilage of a listed building; or
- (e) result in more than 1 upstand being provided for each parking space.

LPA comment – The site is not within the curtilage of a dwellinghouse or a block of flats. It has been confirmed that the proposed EV charging upstands will not exceed 2.7 metres in height from the level of the surface used for the parking of vehicles. The site is not located within a site designated as a scheduled monument, nor a curtilage of a listed building. Each of the proposed EV charging upstands will serve 2 car parking spaces, with a total of 54 spaces served by the proposed 27 upstands. As such, the proposal complies with the requirements of E.1(1).

(2) Development is not permitted by paragraph E(2)(a) if the equipment would not be contained within equipment housing the installation of which would be permitted by this Class.

LPA comment - The proposed transformer and meter box will be contained within equipment housing, therefore the requirement of E.1(2) is satisfied.

(3) Development is not permitted by paragraph E(2)(b) if—

- (a) it would result in there being more than 1 unit of equipment housing within a non-domestic area lawfully used for off-street parking;*
- (b) the unit of equipment housing would—*
 - (i) have a volume exceeding 29 cubic metres;*
 - (ii) exceed 3 metres in height from the level of the surface used for the parking of vehicles;*
 - (iii) be within 5 metres of a highway;*
 - (iv) be within 10 metres of the curtilage of a dwellinghouse or block of flats;*
 - (v) be within a site designated as a scheduled monument;*
 - (vi) be within the curtilage of a listed building.*

LPA comment – A single transformer and metre board is proposed to be housed within a single enclosure, thus complying with this criterion. As confirmed by the submitted drawings, the transformer enclosure will measure 3.1m in width x 2.25m in height x 3.4m in depth, therefore will have a total volume below the maximum 29m³ permissible and below the 3m height restriction. The site would not be within 5 metres of a highway, nor 10 metres of the curtilage of a dwellinghouse or block of flats. The site is not located within a site designated as a scheduled monument, nor a curtilage of a listed building. As such, the proposal complies with the requirements of E.1(3).

Conclusion: The proposal complies with Class E, Part 2, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and as such, the Certificate of Lawfulness is granted.

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 reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex or sexual orientation. 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:	N/A
Recommendation:	Approve
Date:	10 December 2025
Earliest date for decision:	5 November 2025

Recommendation agreed by: (Authorised Officer)	
Date:	10 December 2025

PLANNING CONSTRAINTS/STATUS

- *N/A*