

Application to determine if prior approval is required for a proposed: Installation or alteration of solar equipment on domestic premises

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

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Find contact details for Local Planning Authorities: <https://www.planningportal.co.uk/lpasearch>

If printed, please complete using block capitals and black ink.

1. Applicant Name and Address

Title:	Mr	First name:	Michael
Last name:	Dyson		
Company (optional):			
Unit:		Number:	
		Suffix:	
Building name:	Appletree		
Address 1:	Thames Street		
Address 2:			
Address 3:			
Town:	Sonning		
County:	Berkshire		
Country:			
Postcode:	RG4 6UR		

2. Agent Name and Address

Title:		First name:	
Last name:			
Company (optional):			
Unit:		Number:	
		Suffix:	
Building name:			
Address 1:			
Address 2:			
Address 3:			
Town:			
County:			
Country:			
Postcode:			

3. Site Address Details

Please provide the full postal address of the application site.

Unit:		Number:		Suffix:	
Building name:	Appletree				
Address 1:	Thames Street				
Address 2:	Sonning				
Address 3:	Berkshire				
Address 4:					
Postcode:	RG4 6UR				

4a. Eligibility - General questions

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

- a dwellinghouse or a block of flats; or
- 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:

- in relation to the generation of electricity, 50 kilowatts;
- in relation to the production of heat, 45 kilowatts thermal.

If you have answered no above, then this is not the correct form and you should not continue with this application.

This form is specific to an individual permitted development right. A range of rights exist for different solar panel projects, and you should determine if/which one covers your proposal and if it requires an application to be made.

Is any part of the site designated as scheduled monument?

☐ Yes ☒ No

If you have answered yes above, the proposal will exceed the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

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

☐ Yes ☒ No

If you have answered yes above, the proposal will exceed the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

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

If you have answered no above, the proposal will exceed the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

4b. Eligibility - Proposed placement

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

- ☒ Pitched roof (If selected, please complete question 4c below)
- ☐ Flat roof (If selected, please complete question 4d below)
- ☐ Wall (If selected, please complete question 4e below)

Please select all that apply, and complete the relevant section(s) below as indicated.

4c. Eligibility - Pitched roof

Would the proposed solar equipment protrude beyond the plane of the roof slope?

☐ Yes ☒ No

Note: This is measured from the perpendicular with the pitched roof slope

If you have answered yes above, the proposal will exceed the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

If you have answered no above, the prior approval process is not necessary, and you should not continue with this application. Permitted development rights may still apply, subject to all the other eligibility criteria detailed in this question.

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

☐ Yes ☒ No

If you have answered yes above, the proposal will exceed the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

If you have answered no above, the prior approval process is not necessary, and you should not continue with this application. Permitted development rights may still apply, subject to all the other eligibility criteria detailed in this question.

4d. Eligibility - 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

If you have answered yes above, the proposal will exceed the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

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

If you have answered no above, the prior approval process is not necessary, and you should not continue with this application. Permitted development rights may still apply, subject to all the other eligibility criteria detailed in this question.

4e. Eligibility - Wall

Would the proposed solar PV or solar thermal equipment protrude more than 0.2 metres beyond the plane of the wall?

☐ Yes ☐ No

Note: This is measured from the perpendicular with the external surface of the wall

If you have answered yes above, the proposal will exceed the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

If you have answered no above, the prior approval process is not necessary, and you should not continue with this application. Permitted development rights may still apply, subject to all the other eligibility criteria detailed in this question.

If the building is in a conservation area or World Heritage Site, would the solar PV or solar equipment be installed on a wall which fronts a highway?

☐ Yes ☐ No / The building is not in a conservation area or World Heritage Site

If you have answered yes above, the proposal will exceed the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

If you have answered no above, the prior approval process is not necessary, and you should not continue with this application. Permitted development rights may still apply, subject to all the other eligibility criteria detailed in this question.

5. Description of the work and impacts

Please describe the proposed development:

Under the Solar Together Berkshire scheme, supported by Wokingham Borough Council, we propose installing solar panels on the east and west facing falls of the roof of our garage — which is separate from the house property. Both are within the conservation area, neither is listed. To be confirmed during a site visit, there will be 20 – 22 black panels installed (40 – 44 square metres). They will not protrude beyond the envelope of the existing tiled roof. An external EV charging point will also be added, details to be confirmed during the contractor site visit. Options are marked in the supporting documentation.

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:

- a conservation area;
- an 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.

The front of the garage is set back more than 20m from the road and behind normally-closed solid driveway gates. The east and west elevations of the garage roof cannot be seen from the open gates and only at a distance and obliquely from other sections of Thames Street. The attached PDF shows supporting information and photographs.

6. Checklist

Please read the following checklist to make sure you provide all the required information in support of your proposal. The information provided should include all the details necessary for the Local Planning Authority to determine if the proposal complies with permitted development legislation, and if its prior approval should be granted. If sufficient information is not provided the Local Authority can either request it, or refuse the application.

All sections of this application completed in full, dated and signed.



A plan drawn to an identified scale will assist the authority in assessing your development proposal.

The correct fee



Plans can be bought from one of the Planning Portal's accredited suppliers: <https://www.planningportal.co.uk/buyaplanningmap>

A plan indicating the site and showing the proposed development.



7. Declaration

I/we hereby apply for prior approval as described in this form 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.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

22/10/2024

(date cannot be pre-application)

8. Applicant Contact Details

Telephone numbers

Country code: National number:

Extension:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address:

9. Agent Contact Details

Telephone numbers

Country code: National number:

Extension:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address: