

PP-14110528



**WOKINGHAM
BOROUGH COUNCIL**

Wokingham Borough Council
Planning Services
PO Box 157, Civic Offices, Shute End
Wokingham, Berkshire
RG40 1WR
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Phone: 0118 974 6000

Application to determine if prior approval is required for a proposed: Installation etc of a solar canopy on non-domestic, off-street parking

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

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

Mereoak Park And Ride

Address Line 1

Mereoak Lane

Address Line 2

Address Line 3

Wokingham

Town/city

Three Mile Cross

Postcode

RG7 1PB

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

Easting (x)

471207

Northing (y)

168275

Description

Applicant Details

Name/Company

Title

First name

Surname

.

Company Name

Vital Energi and Wokingham Borough Council

Address

Address line 1

c/o agent

Address line 2

c/o agent

Address line 3

c/o agent

Town/City

c/o agent

County

c/o agent

Country

c/o agent

Postcode

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

Mr

First name

Peter

Surname

Davis

Company Name

Turley

Address

Address line 1

The Pinnacle

Address line 2

20 Tudor Road

Address line 3

Town/City

Reading

County

Country

United Kingdom

Postcode

RG1 1NH

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.

For solar proposals, there are several different permitted development rights, each covering specific types of work. Therefore, if not eligible for this one, you may:

- be eligible for a different solar permitted development right;
- not require prior approval;
- require an application for planning permission.

Is this application for the installation, alteration or replacement of a solar canopy within an area lawfully used as off-street parking other than for a dwellinghouse or a block of flats?

- ☒ Yes
☐ No

Note: 'Solar canopy' in this context means a canopy structure:

- installed with solar PV or solar thermal equipment, and
- open on all sides or, in the case of development adjoining a building, on three sides

Would any part of the development exceed 4 metres in height above ground level?

- ☐ Yes
☒ No

Would any part of the development be within the curtilage or within 10 metres of the curtilage of a dwellinghouse or block of flats?

- ☐ Yes
☒ No

Would the development be used for the display of an advertisement?

- ☐ Yes
☒ No

Is the off-street parking area where the proposed development would take place in use by virtue of permitted development rights for temporary use of land?

- ☐ Yes
☒ No

(As per [Schedule 2, Part 4, Class B, of The Town and Country Planning \(General Permitted Development\) \(England\) Order 2015](#))

Would the proposed development be above a permeable surface?

- ☐ Yes
☒ No

Would any part of the development be within the curtilage of:

- a scheduled monument (or on a site designated as a scheduled monument); or
- a listed building?

- ☐ Yes
☒ No

Would the solar canopy be removed as soon as reasonably practicable when no longer needed?

- ☒ Yes
☐ No

Description

Please describe the proposed development, including the siting, design and external appearance of the development, giving particular thought to the impact of glare on the occupiers of neighbouring premises.

Application to determine if prior approval is required for the installation of solar panel canopy over existing Park and Ride.

Would any part of the solar canopy be situated in:

- 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.

- ☐ Yes
☒ No

Would the proposed development be above a permeable surface?

- ☒ Yes
☐ No

Please provide details of the provision to be made to direct run-off water from the solar canopy to a permeable or porous area or surface within the off-street parking area

Please refer to submitted supporting information.

Declaration

I/We hereby apply for Prior Approval: Installation etc of a solar canopy on non-domestic, off-street parking 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

Turley SouthEast

Date

09/09/2025