PP-15276862

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 or alteration of solar equipment on domestic premises

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

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

7 Augustfield

Address Line 1

Charvil Lane

Address Line 2

Address Line 3

Wokingham

Town/city

Sonning

Postcode

RG4 6AF

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

Easting (x)

476177

Northing (y)

175566

Description

Applicant Details

Name/Company

Title

Mr & Mrs

First name

Kevin

Surname

Bradbury

Company Name

Address

Address line 1

7 Augustfield Charvil Lane

Address line 2

Address line 3

Town/City

Sonning

County

Berkshire

Country

Postcode

RG4 6AF

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Applicant Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Agent Details

Name/Company

Title

Mr

First name

Ian

Surname

Benbow

Company Name

Ian Benbow, Architectural Services

Address

Address line 1

12 Meadow Close

Address line 2

Old Windsor

Address line 3

Town/City

Slough

County

Country

United Kingdom

Postcode

SL42PB

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.

This permitted development right was amended on 27 August 2026 to widen the scope of solar installations for dwellinghouses (whilst broadly retaining the existing criteria for blocks of flats).

However, the right was also updated to limit installations of 'plug in solar' on wooden structures and surfaces to mitigate fire risk.

Proposals that do not meet the revised criteria are temporarily allowed to use the previous version of the permitted development right, though this will mean you are not able to benefit from any of the amendments made.

Select the checkbox below if you wish to use the previous version on this basis. Otherwise you should continue through this application, which is based on the current legislation as amended.

☑ **I/We confirm that this application will use the permitted development right as it stood prior to 27 August 2026, as the proposal is no longer eligible under the amended right.**

In confirming this, I/we understand that:
• The application must be received by the local authority by 26 August 2027 (the payment process on Planning Portal must be completed before the application will be submitted).
• Failure to do this could result in application being refused without the fee being refunded

You should ensure that your proposal complies with the rights as they stood on 26 August 2026.

Under that version of the right, an application for prior approval was only required for Solar installations on the flat roof of 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.

Applications for any other proposal may be refused without a refund being issued.

Description

Please describe the proposed development

Proposed Installation of Solar Panels to the pitched roof of an existing dwelling house within a Conservation Area.

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:
• conservation area;
• 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 House is located within a Conservation areas.
The Solar Panels are to be located on the East & West Side Elevations, the solar panels will not be seen from the front elevation or the rear elevation, at close range or from a distance.

Declaration

I/We hereby apply for Prior Approval: Installation or alteration of solar equipment on domestic premises 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

Ian Benbow

Date

14/10/2026