



**WOKINGHAM
BOROUGH COUNCIL**

Wokingham Borough Council
Planning Services
PO Box 157, Civic Offices, Shute End
Wokingham, Berkshire
RG40 1WR
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Application for a Lawful Development Certificate for a Proposed Use or Development

Town and Country Planning Act 1990 (as amended)

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

4

Suffix

Property Name

Address Line 1

Grazeley Road

Address Line 2

Address Line 3

Wokingham

Town/city

Three Mile Cross

Postcode

RG7 1BJ

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

Easting (x)

471492

Northing (y)

167753

Description

Applicant Details

Name/Company

Title

Mr

First name

Christopher

Surname

McKie

Company Name

Address

Address line 1

4 Grazeley Road

Address line 2

Three Mile Cross

Address line 3

Town/City

Reading

County

Country

United Kingdom

Postcode

RG7 1BJ

Are you an agent acting on behalf of the applicant?

- ☐ Yes
☒ No

Applicant Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Description of Proposal

Does the proposal consist of, or include, the carrying out of building or other operations?

☒ Yes

☐ No

If Yes, please give detailed description of all such operations (includes the need to describe any proposal to alter or create a new access, layout any new street, construct any associated hard-standings, means of enclosure or means of draining the land/buildings) and indicate on your plans (in the case of a proposed building the plan should indicate the precise siting and exact dimensions)

The development consists of the installation of 23 roof-mounted photovoltaic (PV) panels and a domestic battery storage unit. The panels will be installed on the existing pitched roof using standard mounting rails fixed to roof rafters beneath the existing roof covering. SolaSkirts will be used to conceal the mounting system. The installation will not require structural alteration to the building.

Fourteen panels will be installed on the east-facing roof slope in two rows of seven. Nine panels will be installed on the west-facing slope in a single row of seven, with two additional panels centred between existing rooflights. The layout is demonstrated within the accompanying diagrams.

The battery system will be a Tesla Powerwall 3 located externally at ground level on the rear of the east elevation. The unit will be fixed to the wall in accordance with manufacturer guidance and connected internally to the dwelling's electrical system.

Overall, the proposal represents a well-designed, low-impact renewable energy installation that complies with permitted development legislation, minimises visual impact in an area of significant character, and supports both national and local sustainability objectives.

Does the proposal consist of, or include, a change of use of the land or building(s)?

☐ Yes

☒ No

Has the proposal been started?

☐ Yes

☒ No

Grounds for Application

Information about the existing use(s)

Please explain why you consider the existing or last use of the land is lawful, or why you consider that any existing buildings, which it is proposed to alter or extend are lawful

This property is an established residential dwelling, being a lawful conversion of a former chapel to a single dwellinghouse (Use Class C3). The use is therefore lawful through continuous residential occupation and is recognised as such within the planning history and Council records. The existing building is permanent and lawful, and no enforcement action or planning breach is known to affect the use. The proposed works relate solely to the installation of renewable energy equipment on an existing domestic roof and the siting of a battery unit ancillary to the residential use. Accordingly, the proposal does not alter or intensify the lawful residential use of the land and is directly associated with the ordinary domestic enjoyment of the property.

Please list the supporting documentary evidence (such as a planning permission) which accompanies this application

PV Datasheet: https://aikosolar.com/static/pdfs/web/viewer.html?file=/wp-content/uploads/2025/10/Neostar-3S54_193-AIKO-A-MCE54Mb_480-490W-1762%C3%971134%C3%9730_V4.1_202510_DsDr_EN.pdf

Tesla Powerwall 3 Datasheet: <https://energylibrary.tesla.com/docs/Public/EnergyStorage/Powerwall/3/Datasheet/en-us/Powerwall-3-Datasheet.pdf>

Select the use class that relates to the existing or last use.

C3 - Dwellinghouses

Information about the proposed use(s)

Select the use class that relates to the proposed use.

C3 - Dwellinghouses

Is the proposed operation or use

- ☒ Permanent
- ☐ Temporary

Why do you consider that a Lawful Development Certificate should be granted for this proposal?

A Lawful Development Certificate should be granted as the proposal constitutes permitted development under Schedule 2, Part 14, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). The installation complies with all relevant limitations and conditions:

Panels will not project more than 200mm from the roof plane.

No panel will extend above the highest part of the roof (excluding the chimney).

Equipment will be sited, so far as practicable, to minimise the effect on the external appearance of the building and the amenity of the area.

Equipment will be removed as soon as reasonably practicable when no longer required.

Although the property is located within an area of significant character, the installation has been carefully designed to minimise visual impact. The panels are all-black modules arranged in coherent rectangular blocks aligned with the roof geometry, proportionate to each roof slope. SolaSkirts will conceal mounting rails and reduce visual gaps. No alteration to ridge height, roof profile, or footprint is proposed. The east-facing slope, although visible from the public highway, will present a regular and symmetrical arrangement that maintains the building's architectural form. The proposal introduces no incongruous materials or protrusions and therefore preserves the character and appearance of the building and surrounding area, which already features solar equipped properties.

The use of both east- and west-facing roof slopes is necessary to achieve a balanced daily energy profile. East-facing panels generate predominantly in the morning, while west-facing panels generate in the afternoon and evening. This arrangement supports household demand throughout the day, increases on-site consumption, and improves the efficiency and viability of the home battery system. Concentrating panels on a single slope would materially reduce performance and would not represent a well-designed renewable installation.

The battery unit will be located at ground level on the rear of the east elevation, screened by existing hedge and foliage and not visible from public viewpoints or neighbouring properties. This further minimises any potential visual or amenity impacts.

The proposal aligns with national objectives promoting small-scale renewable energy generation and carbon reduction. At a local level, Wokingham Borough Council has demonstrated clear support for domestic solar through initiatives such as Solar Together Berkshire and its Climate Emergency Action Plan. The proposal therefore accords with both national and local sustainability objectives.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☐ The agent
☒ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☐ Yes
☒ No

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☐ Yes
☒ No

Interest in the Land

Please state the applicant's interest in the land

- ☒ Owner
☐ Lessee
☐ Occupier
☐ Other

Declaration

I/We hereby apply for Lawful development: Proposed use 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

Christopher McKie

Date

05/03/2026