

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	261218
Site Address:	Rideworx Unit 1, 125 Reading Road, Wokingham, RG41 1HD
Expiry Date:	17 July 2026
Site Visit Date:	See PA: 242533
Proposal: Full application for the proposed raising of end brickwork parapet walls above existing along with a new roof structure and perimeter gutter, and installation of solar panels on south-east facing roof slope.	

PLANNING POLICY	
National Policy	National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG)
Core Strategy (CS)	CP1 – Sustainable Development CP3 – General Principles for Development CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction CC05 – Renewable Energy and Decentralised Energy Networks CC06 – Noise CC09 – Development and Flood Risk CC10 – Sustainable Drainage
Joint Minerals and Waste Plan (JMWP)	DM1 - Sustainable Development DM2 - Climate Change – Mitigation and Adaptation
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS2 – Spatial strategy and settlement hierarchy SS3 – Development within or adjacent to major and modest settlements CE7 – Low carbon and renewable energy generation CE8 – Protecting renewable energy generation DH1 – Place making and quality design DH2 – Safeguarding amenity HC8 – Noise pollution
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY		
Application No.	Description	Decision & Date
200987	Full planning application for the proposed change of use from A1 (Retail) to B2 (General Industrial) for the use as a motorcycle repairs and MOT facility.	Approval, 22/06/2020
193282	Application for a certificate of lawfulness for the proposed use of building for motorcycle repairs and MOT facility.	Refused, 23/03/2020
232988	Full application for the proposed erection of a two-storey front extension to provide retail space.	Refused 25/01/2024
240383	Full application for the proposed erection of a two storey front extension to provide retail space.	Refused, 05/04/2024
242533	Full application for the erection of two storey front extension to provide additional retail floor space.	Approved, 13/12/2024
243198	Application for advertisement consent for the proposed installation of 1 no. internally illuminated LED totem signboard.	Refused, 03/03/2025
260592	Application for non-material amendment to planning consent 242533 for the addition of a ground floor fire exit door on the southeast elevation and changes to fenestration on the southwest and northwest elevations.	Approved, 24/03/2026

CONSULTATION RESPONSES
Internal
WBC Environmental Health – No objections. WBC Drainage – No objections. WBC Highways – No comments received. WBC Landscape and Trees – No objections. WBC Ecology – No objections.
External
Scottish and Southern Electricity Networks – No comments received.

REPRESENTATIONS	
Parish/Town Council	No comments received
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description and Proposed Development

The application site comprises part of a retail unit which is located on the northern side of Reading Road. The immediate surrounding area consists of small commercial units.

Planning permission is sought for the installation of roof-mounted solar panels on the south-east-facing roof slope. Following the submission of amended plans received on 18/06/2026, the proposal has been revised to replace the previously proposed raising of the existing brick parapet walls with the installation of a perimeter gutter. As amended, only the front south-eastern gable end of the building would be increased in height to form a raised parapet wall.

Principle of Development:

The National Planning Policy Framework has an underlying presumption in favour of sustainable development which is carried through to the local Development Plan. The Managing Development Delivery Local Plan Policy CC01 states that planning applications that accord with the policies in the Development Plan for Wokingham Borough will be approved without delay, unless material considerations indicate otherwise.

The site is located within settlement limits and as such the development should be acceptable providing that it complies with the principles stated in the Core Strategy. Policy CP3 of the Core Strategy states that development must be appropriate in terms of its scale of activity, mass, layout, built form, height, materials and character to the area in which it is located and must be of high quality design without detriment to the amenities of adjoining land uses and occupiers.

Character of the Area:

The proposed development, comprising roof-mounted solar panels, perimeter guttering and a partially raised parapet wall, would constitute minor alterations within the context of the existing building.

The solar panels would be sited on an existing roof slope and, due to their position and angle, would have limited visibility from the public realm. Where visible, they would be viewed in the context of an existing commercial building where such installations are increasingly common and therefore would not appear out of character or incongruous. The proposed perimeter guttering and limited increase in parapet height to part of the building would represent a modest external alteration to the roofline and would not materially alter the overall scale, form or appearance of the host building. These changes would be read as functional and subordinate additions.

Overall, the proposals are considered to be acceptable in design terms and would not adversely impact the character of the area

Neighbouring Amenity:

The proposed development would be appropriately located and of modest scale such that it would not give rise to any undue concerns in respect of overbearing impact or loss of light to neighbouring occupiers.

The proposed solar panels, by virtue of their roof-mounted position and limited tilt angle, would not result in any unacceptable glare or reflective impacts upon neighbouring residential amenity.

Flooding and Drainage:

The existing building is within flood zone 1. The Council's Drainage Officer has reviewed this application and raises no objection to the principle of the development.

Environmental Health:

The Council's Environmental Health Officer raises no objection to the proposal, noting that the completed development, including the solar panels, is not expected to result in any significant adverse environmental health impacts as the panels operate silently and would not affect neighbouring amenity.

It is acknowledged that some short-term disturbance may arise during the construction phase in relation to noise, vibration and general activity; however, these effects would be temporary and limited in scope.

Given some uncertainty regarding the precise proximity of nearby sensitive receptors, a precautionary approach is recommended. Environmental Health therefore raises no objection, subject to the inclusion of a condition restricting construction hours to protect neighbouring amenity during the build phase.

Having regard to discussions around potential noise impacts raised in relation to the originally approved two-storey front extension under application 242533, and the imposition of a similar condition on that consent, the Case Officer considers it appropriate and necessary to secure the same control in this instance in the interests of protecting neighbouring amenity to the west. A suitable condition will therefore be attached to any approval.

Community Infrastructure Levy (CIL):

When planning permission is granted for a development that is CIL liable, the Council will issue a liability notice as soon as practicable after the day on which the planning permission first permits development. Completing the assumption of liability notice is a statutory requirement to be completed for all CIL liable applications.

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:	Not required
Recommendation:	Approval
Date:	17 June 2026
Earliest date for decision:	16 June 2026

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	02.07.2026