PLANNING REF : 260562
PROPERTY ADDRESS : 31 Hyde End Road
: Shinfield
: RG2 9EP
SUBMITTED BY : Mr Edward Rundell
DATE SUBMITTED : 26/03/2026

COMMENTS:
I wish to object to this planning application on the following grounds:

The proposed development has not assessed or addressed the risk of overshadowing to the existing solar photovoltaic (PV) panels on my property, which lies immediately to the north of the site. The submitted documentation is insufficient to allow for an informed or lawful determination.

The proposed dwelling lies directly south of my PV panels -
The application site is located immediately south of my property. A two storey dwelling in this position will cause overshadowing of my solar panels, particularly during winter when the sun is low in the southern sky. Even limited shading can materially reduce PV output.

No daylight/sunlight or overshadowing assessment has been provided -
Having reviewed the application documents, I note that no daylight, sunlight, or overshadowing analysis has been submitted. There is no reference to neighbouring solar panels or to any assessment of solar access. The Planning Statement offers only a general assertion that the proposal "will prevent any unacceptable overshadowing", but this is unsupported by technical evidence and contrary to my own assessment of the plans. Although the application is in outline, the submitted indicative layout, elevations, and roof form clearly show a two storey dwelling positioned such that it could materially affect solar access. The absence of any overshadowing analysis is therefore a significant
omission.

Impact on solar generation is a material planning consideration -
Under McLennan v Medway Council (2019), the effect on existing solar micro generation is a recognised material planning consideration. As the Council has declared a Climate Emergency with the aim to achieve carbon neutrality by 2030, approving a scheme that could reduce
renewable energy generation without proper assessment would be inconsistent with both local climate commitments and national policy supporting renewable energy (NPPF).

I respectfully request that the Council:

1. Require the applicant to provide a full daylight/sunlight and overshadowing assessment, including winter sun path modelling, explicitly assessing impacts on my solar PV panels in accordance with BRE BR209 (2022).
2. Refuse the application unless and until such evidence is provided and demonstrates no unacceptable loss of solar gain.
3. If necessary, require amendments to the proposal (e.g., reduced height, repositioning, or changes to roof form) to avoid adverse impact on my renewable energy system. I am happy to discuss mitigation options directly with the applicant should they wish to explore ways of preventing impact on my solar panels