

Date: 23 March 2026
Application: 252019



**WOKINGHAM
BOROUGH COUNCIL**

Mr Michael Benn

The Shealing
Backsideans
Wargrave
Wokingham
RG10 8JP

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

Minicom No: (0118) 974 6991

Dear Mr Michael Benn,

PRIOR NOTIFICATION RESPONSE

Application Number: 252019

Site Address: The Shealing, Backsideans, Wargrave, Wokingham, RG10 8JP

Proposal: Prior approval submission for the proposed installation of solar panels on pool house roof.

Wokingham Borough Council hereby confirm that **prior approval is required and is given** for the proposed development at the address shown above, as described by the description shown above and in accordance with the information that the developer provided to the Local Planning Authority, subject to the following conditions and/or informatives:

Conditions and/or Informatives

Informatives

1. Development is permitted by Class A subject to the following conditions:

(a) Solar PV or solar thermal equipment is, so far as practicable, sited so as to minimise its effect on the external appearance of the building;

(b) Solar PV or solar thermal equipment is, so far as practicable, sites so as to minimise its effect on the amenity of the area; and

(c) Solar PV or solar thermal equipment is removed as soon as reasonably practicable when no longer needed.

2. This permission is in respect of the submitted Application Form, and the documents titled 'Location Plan' and 'Proposed Solar Panels', received by the Local Planning Authority on 22/08/2025 & 12/02/2026. The development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the local planning authority.

3. In accordance with Part A.2, the applicant is reminded that the development permitted by Class A is subject to the conditions set out in sub-paragraphs (a), (b), and (c). Failure to comply with the conditions may nullify the permitted development.

This written notice does not constitute the grant of planning permission. Should the conditions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) not be met, then an application for full planning permission is required. The applicant is recommended to submit an application to the local planning authority for a Certificate of Lawful Development to establish that the proposed development is lawful.

The development stated above may be liable to pay the Community Infrastructure Levy. You must therefore complete and return a [form 5 notice of chargeable development.pdf](#) ([planningportal.co.uk](#)) prior to commencing to determine whether the development is liable. Failure to complete this form can incur a penalty surcharge. Please submit all CIL forms and enquiries to developer.contributions@wokingham.gov.uk.

Appeals

If your application has been **refused** by the Borough Council or **granted subject to conditions** that you are not happy with, you have the right to appeal to the Planning Inspectorate (under Section 78 of the Town and Country Planning Act 1990). This must be within six months of the date of this letter. Please note an extension of time for lodging an appeal is unlikely to be granted except in special circumstances.

The Planning Inspectorate is an Executive Agency reporting to the Secretary of State for Communities and Local Government. The Inspectorate has an online appeals service with information and guidance about the process. You can submit [full application appeals](#) and [householder application appeals](#) with the new appeals service. [Other application types](#) should be submitted on the current appeal service. Alternatively, you can obtain a form from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN, 0303 444 5000 or through the [Inspectorate's website](#). Please note all documents will be published online by the Planning Inspectorate and therefore you should not include personal information you do not wish to be displayed in this way. This includes personal information of third parties.

If you intend to submit an appeal to be considered as a Public Inquiry you must notify the Local Planning Authority (planning.appeals@wokingham.gov.uk) and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before you submit the appeal.

Yours sincerely,



Justin Turvey
Head of Development Management - Place & Growth