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Our Ref: 26.1006

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Dear Sir/Madam

Parcel Q, Arborfield Garrison, Wokingham - Application for a Lawful Development Certificate under Section 192(b) of the Town and Country Planning Act 1990

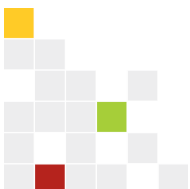
We are writing on behalf of our client, Crest Nicholson, ('the Applicant') in support of an application for a Lawful Development Certificate ('LDC') under Section 192(b) of the Town and Country Planning Act 1990 ('the 1990 Act'). The application relates to Blocks A – D located in Parcel Q of the Arborfield Garrison redevelopment site in Wokingham ('the Site').

The proposed operation involves the replacement of the photovoltaic panels installed on the roofs of Blocks A, B, C and D. The existing panel arrays will be removed and replaced with new panels which will be arranged differently across the roofslopes of the buildings.

The LDC is sought to confirm that the proposed operation does not require planning permission on the basis the proposed works constitute permitted development ('PD') in accordance with the relevant limitations of Schedule 2, Part 14, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) ('the GPDO').

The application is supported by the following plans and documents:

- Application Forms;
- Covering Letter;
- Block and Location Plan, ref: Q-BH-BKA-PL-104;
- Existing Elevations:
 - Block A: 14784_BLOCK A_1301, Rev C2 and 14784_BLOCK A_1302, Rev C3
 - Block B: 14784_BLOCK B_1301, Rev C2 and 14784_BLOCK B_1302, Rev C2
 - Block C: 14784_BLOCK C_1301, Rev C1 and 14784_BLOCK C_1302, Rev C2
 - Block D: 14784_BLOCK D_1301, Rev C2 and 14784_BLOCK D_1302, Rev C1
- Proposed Elevations:
 - Block A – Front and Side Elevation, Rev 4
 - Block B – Front and Rear Elevation, Rev 2
 - Block B – Side Elevation, Rev 2
 - Block C – Front and Side Elevation, Rev 3
 - Block C – Side Elevation, Rev 1
 - Block D – Front and Side Elevation, Rev 2



- Proposed Section Plans:
 - Proposed Block A Sections - Q-BH-BKA-PL-105
 - Proposed Block B Sections Sheet 1 - Q-KH-BKB-PL-106
 - Proposed Block B Sections Sheet 2 - Q-KH-BKB-PL-107
 - Proposed Block C Sections Sheet 1 - Q-CH-BKC-PL-104
 - Proposed Block C Sections Sheet 2 - Q-CH-BKC-PL-105
 - Proposed Block D Sections - Q-SH-BHD-PL-104

Site and Planning Context

The Site comprises four residential buildings 'Blocks A, B, C and D', also referred to as 'Bridle House, Kirkpatrick House, Carriage House, and Saddle House' (respectively) which are all situated within Parcel Q of Arborfield Garrison.

Outline planning permission for the demolition of buildings and phased redevelopment of Arborfield Garrison and adjoining land for: up to 2,000 new dwellings, district centre comprising a foodstore, classes A1, A2, A3, A4, A5, B1, D1 and D2 floorspace, transport interchange, village square, neighbourhood centre, secondary school, public open space including sports pitches and SANG (ref. O/2014/2280) was granted by Wokingham Borough Council on 2 April 2015.

A reserved matters application for the development of 114 apartments with communal space, access from the Nine Mile Ride Extension, with associated internal access roads, parking, landscaping and open space, footpaths / cycle ways, Sustainable Urban Drainage (SuDS), and a substation at Parcel Q of the Arborfield Garrison site (ref. 172005) was approved on 22nd January 2018.

Neither decision notice for these application (refs. O/2014/2280 and 172005) include a planning condition removing Permitted Development Rights for operations falling into Schedule 2, Part 14, Class A of the General Permitted Development Order (2015) (as amended).

More recently, an application to discharge condition 10 (Materials) of the Outline permission, in relation to Parcel Q, was submitted to Wokingham Borough Council in February 2019 (ref. 190304). This was approved dated 24 March 2021. An application to re-discharge Outline condition 10 (Materials), in relation to Parcel Q, was approved by Wokingham Borough Council on 17 November 2025 (ref: 252804).

Legislation

Under Section 192(1)(b) of the Town and Country Planning Act 1990 a person may make an application to the Local Planning Authority (LPA) for a Lawful Development Certificate if they wish to ascertain whether any operations proposed to be carried out in, on, over or under land would be lawful.

Section 192 (2) of the 1990 Act states where the local planning authority is satisfied by the information provided in an application that the proposed use or operations described would be lawful if instituted or begun at the time of the application: it must issue a certificate to that effect.

The Proposal and Whether the Operation is Permitted Development

Schedule 2, Part 14, Class A of the GPDO permits the installation, alteration, or replacement of solar equipment on a dwellinghouse or a block of flats, subject to compliance with the relevant limitations. The submitted plans and documents demonstrate the proposal complies with all applicable criteria. For completeness and the ease of assessment, we have undertaken an assessment of the proposal against each limitation/condition as presented in the GDPO:

PART 14

Renewable energy

Class A – installation or alteration etc of solar equipment on domestic premises

Permitted development

A. The installation, alteration or replacement of microgeneration solar PV or solar thermal equipment on—

- (a) a dwellinghouse or a block of flats; or
- (b) a building situated within the curtilage of a dwellinghouse or a block of flats.

The application site comprises four blocks of flats and the proposed development relates to the replacement of microgeneration solar PV or solar thermal equipment domestic premises. Part 14 Class A is thus the relevant Class of the GDPO against which the proposed development falls to be assessed.

Development not permitted

A.1 Development is not permitted by Class A if—

(a) the solar PV or solar thermal equipment would protrude more than 0.2 metres beyond the plane of the wall or in the case of a pitched roof, the roof slope when measured from the perpendicular with the external surface of the wall or pitched roof slope;

The submitted plans demonstrate the solar PV equipment protrudes no more than 0.2 metres beyond the plane of the roof slope. This limitation is complied with.

(b) in the case of solar PV or solar thermal equipment on a pitched roof, it would result in the highest part of the solar PV or solar thermal equipment being higher than the highest part of the roof (excluding any chimney);

The highest part of the solar PV equipment does not exceed the highest part of the roof. This limitation is complied with.

(ba) in the case of solar PV or solar thermal equipment on a flat roof, it would result in the highest part of the solar PV or solar thermal equipment being more than 0.6 metres higher than the highest part of the roof (excluding any chimney);

New solar PV equipment is not proposed to be installed on any flat roofs.

(c) in the case of land within a conservation area or which is a World Heritage Site, the solar PV or solar thermal equipment would be installed on a wall which fronts a highway;

The site is not within a conservation area or World Heritage Site, and the solar PV equipment is not installed on a wall fronting a highway. This limitation is complied with.

(d) the solar PV or solar thermal equipment would be installed on a site designated as a scheduled monument; or

The site is not designated as a scheduled monument. This limitation is complied with.

(e) the solar PV or solar thermal equipment would be installed on a building within the curtilage of the dwellinghouse or block of flats if the dwellinghouse or block of flats is a listed building.

The Site does not contain any listed buildings nor does it fall within the curtilage of any listed buildings. This limitation is complied with.

Conditions

A.2 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;

The solar PV equipment will not protrude more than 200mm from the roof slope and have been sited on the roof of the buildings to minimise its impact on the appearance of the building as far as possible whilst maximising the functional efficiency of the equipment. It is considered the proposed PV arrays will appear no more prominent than those installed on the existing buildings, to the extent there would be no material impact on the character of the buildings. This condition is satisfied.

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

The solar PV equipment is sited on the roofs of the buildings where it would not read as an unduly prominent or dominant feature of the streetscene(s). By reason of their appropriate scale, position and design the solar PV panels would not block important views, compromise outlook nor will they generate glare that would otherwise cause nuisance to the amenity of residents. This condition is satisfied.

(ba) in the case of solar PV or solar thermal equipment installed on a flat roof located on article 2(3) land, before beginning development the developer must apply to the local planning authority for a determination as to whether the prior approval of the local planning authority will be required with respect to the impact of the appearance of the solar PV or solar thermal equipment on that land;

The Site is not located on article 2(3) land. An application for prior approval is not required.

(bb) in relation to an application under sub-paragraph (ba), paragraphs J.4(3) to J.4(12) of this Part apply as if “Class A” substitutes the reference to “Class J” in paragraph J.4(4); and

Not relevant to the proposed development.

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

This requirement is acknowledged by the Applicant – the solar PV equipment will be removed from the buildings as soon as reasonably practical when no longer needed.

Our assessment of the proposed development demonstrates the replacement of the solar PV equipment on the roofs of Blocks A – D, as detailed on the submitted drawings, is not tantamount to 'development'. Accordingly, there is no requirement for planning permission to otherwise be first obtained. The Lawful Development Certificate should be granted on this basis.

Conclusion

It is our view the proposed operation complies with all the conditions of Schedule 2, Part 14, Class A of the General Permitted Development Order 2015 (as amended). It is therefore respectfully requested the Lawful Development Certificate be granted.

We trust the information submitted with this application is clear and helpful and look forward to the application being determined expediently.

If I can further assist your review and determination of this application, please do contact me either by email emmabooker@boyerplanning.co.uk or by mobile tel. [REDACTED]

Yours sincerely,

[REDACTED]
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Encs