

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242369
Site Address:	123 Nash Grove Lane, Finchampstead, Wokingham, RG40 4HG
Expiry Date:	18 October 2024
Proposal: Application for non-material amendment to planning consent 222715 for the addition of PV panels on the roof of the house and garage and associated omission / removal of rooflights.	

PLANNING HISTORY

200419: Householder application for the proposed replacement of roof to existing outbuilding with rooflights and single storey side infill extension. Withdrawn 14/02/20

201159: Householder application for the proposed raising of the roof to the existing outbuilding with 6 no. rooflights and single storey side infill extension. Approved 11/06/20

210724: Householder application for the proposed erection of a two-storey front extension plus raising of the existing single storey garage roof to create first floor accommodation, part conversion of existing garage, plus 4 no. rooflights and changes to fenestration. Approve 08/04/21

220558: Prior approval submission for the proposed enlargement of the existing dwelling through the erection of 1 no. additional storey to a maximum height of 6.8 metres. Prior Approval Refusal 23/03/22

221064: Pre-application advice for the proposed raising of the roof to create first floor accommodation, plus changes to fenestration. Replied 21/04/22

221624: Householder application for the proposed first floor extension to incorporate 3no. Juliet balconies plus changes to fenestration. Approved 03/08/22

222715: Householder application for the proposed First Floor extension, to include rooflights and an orangery room to the rear. Approved 31/10/22

APPRAISAL

Is the proposed change non-material?

Yes	☐
No	☒

Assessment: The applicant is proposing to add 29 solar panels on the house and 12 on the garage. The panel details on the house are 1757mm x 1134mm x 30mm. The panel details on the garage would be 6700mm x 3300mm x 50mm.

The solar panels would be located on the front and rear elevation. With regards to

the solar panels to the front, the front to rear of relationship of 123 and 125 Nash Grove Lane is approx. 34m. With regards to the solar panels to the rear, there are no neighbours to the rear and boards open fields. From the main dwelling given the significant separation distance, there would be no significant light glare concerns.

The separation distance from the side of the garage to the rear boundary of no.125 is approx. 1.30 and approx. 25m from the rear of no.125. Given the solar panels would be located on the side elevation facing the rear of no.125, there may be some light glare concerns.

Ultimately, the garage was not part of the 222715 and can't be considered. The type/materials for the solar panels have not been included as part of the application as well as the light glare from the solar panels on the garage may impact the neighbours at 125 Nash Grove Lane. Therefore, such alteration would require a new planning application as it would result in a material change.

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, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief. 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

Recommendation:	Refuse – the change is material because (set reason in APP)
Date:	15 October 2024
Earliest date for decision:	

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	15.10.2024