

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250348
Site Address:	580 Reading Road, Winnersh, Wokingham, RG41 5HA
Expiry Date:	14 April 2025
Site Visit Date:	11 February 2025
Proposal: Full application for the proposed installation of a roof-mounted solar PV system. (Retrospective)	

PLANNING CONSTRAINTS/STATUS

Scale and Location of Development Proposals

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 CC02 – Development Limits CC04 – Sustainable Design and Construction CC05 – Renewable Energy and Decentralised Energy Networks
Other	Borough Design Guide Supplementary Planning Document

PLANNING HISTORY

Application No.	Description	Decision & Date
243222	Prior approval submission for proposed installation of roof mounted 85.4kW solar PV system comprising of 192No. Canadian Solar 445w modules.	Withdrawn: February 2025
221900	Full application for the proposed erection of a detached single storey workshop and storage facility for heavy plant equipment repair.	Approved: September 2022

CONSULTATION RESPONSES

Internal

WBC Ecology – No comments

External

None

REPRESENTATIONS

Winnersh Parish Council	No observations
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

This application seeks retrospective planning permission for the installation of solar photovoltaic panels on a large workshop and storage building, located to the rear of the principal building line on the southside of Reading Road. The building is positioned within a cluster of development associated with the commercial and industrial uses of the land in this section of Reading Road. The panels have been installed on both roof panes of the dual pitched roof.

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 application building has only recently been constructed, with permission being granted in September 2022. Despite its recent construction, the building is a purpose-built storage building and therefore holds no particular architectural merit.

The solar panels are not visible from Reading Road, due to the screening of the larger buildings to the north. Alternatively, the building is most prominent from Gazelle Close, where the solar character is very much reflective of this commercial and industrial area.

In line with the above, it is considered that the minimal protrusion of the panels do not detract from the appearance of the host building, which as stated, is not of any particular architectural merit. Consequently, the development has not resulted in harm to the character of the area and complies with policies CP1 & CP3 of the Core Strategy.

Neighbouring Amenity: Whilst the application site is surrounded by development, it should be noted that there is considerable separation from the neighbouring buildings. To the south, there is a separation of approximately 25 metres from the nearest building, and approximately 15 metres to the building to the north. Further consideration is also given to the height of the building and the shallow pitch of the roof, which would further mitigate any potential glare for neighbouring land. As such, the proposed solar panels would not result in an adverse glare impact upon neighbouring occupiers.

Flooding and Drainage: The site is located in Flood Zone 2, however, the installation of solar panels would not increase surface water run-off or add to any pressure on existing drainage infrastructure. As such, no objection is raised in this regard.

Ecology: A section of the existing building is located within a bat roost habitat. Due to the nature of the roof and the materials used in its construction, it does not hold the potential to house bats, such that no objection has been raised by WBC Ecology in response to the installation of the solar panels.


Conclusion: For all the above, the development is acceptable, and the application is recommended for 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, 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

Conditions agreed:	Not required
Recommendation:	Approve
Date:	25 February 2025
Earliest date for decision:	10 March 2025

Recommendation agreed by: (Authorised Officer)	
Date:	25 March 2025