

DELEGATED APPLICATION REPORT

Ward: Abbey

App Ref: 211637/FUL

Address: 1 Station Road, Reading, RG1 1LG

Proposals: Addition of PV panels to roof

Case Officer: Steve Vigar

Applicant: TE Station Road Ltd

Date received (valid from): 12 October 2021 **Target Decision date:** 7 December 2021

1. INTRODUCTION

Proposal involves installation of photovoltaic panels to the flat roofs to the rear of the locally listed building. Town centre location. Not statutorily listed and not in conservation area.

2. PROPOSAL AND SUPPORTING INFORMATION

Addition of PV panels to roof

Plans considered

GA.1401 Rev.C Proposed Section AA dated 5 October 2021

PL.1340 Rev.B Proposed Roof Plan dated 5 October 2021

PL.1530 Rev.B Proposed Elevations dated 5 October 2021

PV Array Details J1094 Rev.01 dated 23 August 2021

GA.1200 Location Plan dated July 2019

JDP-1094-PL-60-03 Rev.P3 Roof Level Photovoltaic Panel Layout dated 24 September 2021

JDP-1094-PL-60-01 Rev.P3 PV Installation Section dated 26 August 2021

JDP-1094-PL-60-02 Rev.P2 PV Installation Elevations dated 26 August 2021

3. RELEVANT PLANNING HISTORY

See Register

4. CONSULTATIONS

4.1 Conservation and Urban Design Officer - No objection received.

Equality Act 2010:

In determining this application the Council is required to have regard to its obligations under the Equality Act 2010. However, there is no indication or evidence (including from consultation on the application) that the protected groups identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular planning application. Therefore in terms of the key equalities protected characteristics it is considered there would be no significant adverse impacts as a result of the development.

5. LEGAL AND PLANNING POLICY CONTEXT

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise. Material considerations include relevant policies in the National Planning Policy

framework (NPPF) - among them the 'presumption in favour of sustainable development'. The following local and national planning policy and guidance is relevant to this application:

National Policy

National Planning Policy Framework

National Planning Practice Guidance

Reading Borough Local Plan (2019)

CC7 (Design and the Public Realm)

CC8 (Safeguarding Amenity)

EN1 (Protection and Enhancement of the Historic Environment)

EN4 (Locally Important Heritage Assets)

6. APPRAISAL

The PV panels will be mounted on flat roofs to the rear of the main ridge of the main roof. This combined with the height of the building will prevent the panels being visible from the public realm.

The panels are considered to be sympathetically sited and would not harm the character of the non-designated heritage asset (locally listed building).

The positive benefits afforded by the panels in terms of sustainable energy and CO2 reduction are a material consideration and are considered to outweigh any residual negative visual effects.

7. CONCLUSION

The panels are considered to be acceptable for the reasons given above.

8.0 RECOMMENDATION

GRANT full planning permission subject to the following conditions:

1. The development hereby permitted shall begin no later than three years from the date of this planning permission.

REASON: In pursuance of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004) in order to prevent an accumulation of unimplemented planning permissions.

2. The development hereby permitted shall not be carried out except in accordance with the following approved drawings and specifications:

GA.1401 Rev.C Proposed Section AA dated 5 October 2021

PL.1340 Rev.B Proposed Roof Plan dated 5 October 2021

PL.1530 Rev.B Proposed Elevations dated 5 October 2021

PV Array Details J1094 Rev.01 dated 23 August 2021

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JDP-1094-PL-60-02 Rev.P2 PV Installation Elevations dated 26 August 2021

REASON: For the avoidance of doubt and to ensure that the development preserves the character and appearance of the building and wider area in accordance with Policies CC7 and EN4.

INFORMATIVES

1. The Local Planning Authority has worked positively and proactively with the applicant to resolve relevant matters to allow permission to be granted.
2. Your attention is drawn to the terms and conditions of this permission. Any development which is carried out but which differs materially from the approved plans and details, or does not comply with any condition(s) attached to the permission may result in the Council taking action to remedy the breach of planning control. If you are in any doubt please contact the Council.
3. Your attention is drawn to the possible requirement for submission of a Building Regulations application for the proposed development. Please contact Building Control on 0118 937 2449 for advice.
4. i) The attention of the applicant is drawn to Section 59 of the Highways Act 1980, which enables the Highway Authority to recover expenses due to damage caused by extraordinary traffic.
ii) Any works affecting the Highway shall be in accordance with Reading Borough's Council's document "Guidance Notes for Activities on the Public Highway within the Borough of Reading". The applicant should note that compliance with this document is mandatory and licences to work on the Highway will only be issued if the requirements contained within it are met. A copy can be obtained from the Council's website.