

TOWN AND COUNTRY PLANNING ACT 1990

**THE TOWN & COUNTRY PLANNING
(DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) (AMENDMENT)
ORDER 2016**

To: Joju Solar
Old Music Hall,
106-108 Cowley Road
Oxford
OX4 1JE

Application No: 191009
Application type: Solar equip - S2 P14 Class J

**APPLICATION FOR PRIOR APPROVAL
UNDER CLASS J, PART 14, SCHEDULE 2 OF THE TOWN AND COUNTRY PLANNING
(GENERAL PERMITTED DEVELOPMENT) (ENGLAND) ORDER 2015**

Applicant: Reading Community Energy Society

READING BOROUGH COUNCIL as Local Planning Authority give notice that the prior approval of the Local Planning Authority is **REFUSED** for the following development.

Proposal: Notification for prior approval for the Installation of Solar PV

At: Reading Bus Garage 26-90 Great Knollys Street Reading RG1 7HH

For the attached reasons

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE

Date: 9 August 2019



SDV

Head of Planning, Development
& Regulatory Services

Application At: Reading Bus Garage 26-90 Great Knollys Street Reading RG1 7HH

Application No: 191009

Application type: Solar equip - S2 P14 Class J

REASONS FOR REFUSAL

1. The applicant has failed to demonstrate that the impact of glare from the proposed solar photovoltaic equipment would not cause significant harm to the occupiers of neighbouring land (drivers of trains). The proposal therefore does not accord with condition J.4 (2) of Class J, Part 14, Schedule 2 of the Town and Country planning (General Permitted Development) (England) Order 2015.

INFORMATIVES

1. Consideration was given to the following information, received by the Local Planning Authority on 24/06/19:

Support Statement

PV Roof Layout

PV Mounting Elevation Rev. B

Solar Glare - Planning Advice Note, dated July 2017

JA Solar - product specification

Date: 9 August 2019



SDV

Head of Planning, Development
& Regulatory Services

NOTES

APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of the Council to refuse Prior Approval for the proposed development, then you can appeal to the Secretary of State under section 78 (1)(c) of the Town and Country Planning Act 1990 within 6 months of the date of this notice.

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>.

If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.