



Reading
Borough Council
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**TOWN AND COUNTRY PLANNING ACT 1990
PLANNING AND COMPENSATION ACT 1991
THE TOWN & COUNTRY PLANNING
(DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015**

**APPLICATION FOR PRIOR APPROVAL UNDER PART 11 OF THE TOWN AND
COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) ORDER
2015**

To: Everything is Somewhere Ltd
Manor Cottage
60 Main Street
West Leake
Leics
LE12 5RF

Application No: 240097
Application type: Solar equip - S2 P14 Class J

Applicant: Everything is Somewhere Ltd

READING BOROUGH COUNCIL as Local Planning Authority **GRANT PRIOR APPROVAL** for the following development in accordance with the plans and supporting information submitted in connection with this application.

Proposal: Application to determine if prior approval is required for a proposed installation of a total of 1221 PV panels on the main roof and adjoining roof with a maximum capacity of 518kWp. The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 14, Class J

At: Unit C Island Road Reading RG2 0RP

Subject to such conditions and for such reasons as may be attached

**OTHER STATUTORY CONSENTS MAY BE REQUIRED
PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE**

Date: 20/03/2024

Assistant Director of Planning, Transport and
Public Protection Services *TEB*

Application At: Unit C Island Road Reading RG2 0RP

Application No: 240097

Application type: Solar equip - S2 P14 Class J

CONDITIONS & REASONS

1. The development shall be carried out in accordance with the details provided on the following submitted plans:

Q.Tron Blk M-G2+ Series Manufacturer Specifications from qcells, received by the LPA on 20/02/2024

2023-SP-ConceRoof Mount-001 Sheet 2 of 2 - Solar Roof Mount, dated 24/01/2024, received by the LPA on 25/01/2024

2023-SP-ConceRoof Mount-001 Sheet 1 of 2 - Solar Roof Mount, dated 24/01/2024, received by the LPA on 25/01/2024

unless otherwise agreed in writing by the Local Planning Authority.

2. Class J development is permitted subject to the following conditions—

- a) the solar PV equipment or solar thermal equipment must, so far as practicable, be sited so as to minimise its effect on the external appearance of the building and the amenity of the area; and

- b) the solar PV equipment or solar thermal equipment is removed as soon as reasonably practicable when no longer needed.

3. In order to comply with the provisions of paragraph J4.(11) of Class J of Part 14 of Schedule 2 of the Town and County Planning (General Permitted Development) Order 2015 (as amended) development under Class J must be completed within a period of three years starting from the prior approval date.

INFORMATIVES

1. Your attention is drawn to the requirement for submission of a Building Regulations application for the proposed development. Please contact RBC Building Control on Building.control@reading.gov.uk OR telephone 0118 9372449 9.00am to 1.00pm Monday to Friday.

Date: 20/03/2024



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2. Complaints are commonly received about noise and dust caused by construction and demolition works, particularly working outside reasonable hours and smoke from bonfires associated with the burning of waste on site. The developer is reminded that construction and demolition associated with the approved development will be subject to environmental health law.

3. 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.

4. The Local Planning Authority has worked positively and proactively with the applicant to resolve relevant matters to allow permission to be granted within the prescribed target or agreed extended timescale for the decision to be issued.

Date: 20/03/2024



Assistant Director of Planning, Transport and
Public Protection Services *TEB*

NOTES

APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of the Council to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, if you want to appeal against the Council's decision on the application you must do so within 28 days of the date of this notice.

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and you want to appeal against the Council's decision on your application, you must do so within 28 days of the date of service of the enforcement notice, or within 6 months (or 12 weeks in the case of a householder appeal) of the date of this notice, whichever period expires earlier.

If the above circumstances do not apply, any appeal must be made within the following time limits.

If this is a householder application and you want to appeal against the Council's decision then you must do so within 12 weeks of the date of this notice. If this is an advertisement application and you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of this notice. If you want to appeal against your local planning authority's decision for any other type of application (which is not a householder or advertisement application, or an application for a Certificate of Lawfulness) then you must do so within 6 months of the date of this notice.

The Secretary of State can allow a longer period for giving notice of an appeal, but he 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 him 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. In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by him.

Appeals must be made via the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN, tel. 0303 444 5000, or online at <https://acp.planninginspectorate.gov.uk/>

Purchase Notices

If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.