

DELEGATED APPLICATION REPORT

Ward:

App Ref: PL/24/1197 Prior approval Part 14 Class J: Installation or alteration etc of solar equipment on non-domestic premises

Address: Madejski Stadium, Voco Reading Hotel, Shooters Way, Reading, RG2 0FL

Proposal: Application to determine if prior approval is required for a proposed: Installation, Alteration or Replacement of other Solar Photovoltaics (PV) equipment on the Roofs of Non-domestic Buildings - The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 14, Class J

Applicant: SNRG Ltd

Received date: 2024-09-12

Target Decision date: 2024-11-07

Case Officer: Anthony Scholes

1. SITE DESCRIPTION

The application site the Voco hotel, which is attached to the Madejski Stadium, Shooters Way, Reading.

2. PROPOSAL AND SUPPORTING INFORMATION

Application to determine if prior approval is required for a proposed: Installation, Alteration or Replacement of other Solar Photovoltaics (PV) equipment on the Roofs of Non-domestic Buildings - The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 14, Class J

Drawing No. 19144-OS-VH-DR-3003-P01 – Proposed Typical Roof Layout

Drawing No. 19144-OS-VH-DR-3002-P01– Proposed Roof Layout

Drawing No. 19144-OS-VH-DR-3000-P01– Proposed Typical Solar Car Port

Drawing No. 3589 – ED Rev 1 – PV Solar Panel Elevations Layout

Received 12 September 2024

Drawing No. 3589 – ED Rev 2 - PV Solar Panel Elevation Layout

Received 18 September 2024

3. CONSULTATIONS

A site notice was displayed in the vicinity of the proposal.

No letters of representation have been received.

4. RELEVANT PLANNING HISTORY

970432 (97-01036-FUL) - 146 bedroom hotel

011498 (01-01166-FUL) - Extension of the hotel bedroom provision, conference and banqueting facilities, the provision of live-in staff facilities, and the construction of a road realignment and retaining wall

051351 (05-00313-FUL) - Extension to existing hotel to form new entrance and add 61 bedrooms

240120/SOL - Prior Approval For erection of solar canopy within off-street commercial parking - The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 14, Class OA. Prior Approval Given

5. EQUALITIES 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.

6. LEGAL AND PLANNING POLICY CONTEXT

Under Class J, Part 14 of Schedule 2 of the Town and Country Planning (General Permitted Development Order) (England) Order 2015, as amended, the following is permitted development:

J. The installation, alteration or replacement of—

(a) microgeneration solar thermal equipment on a building;

(b) microgeneration solar PV equipment on a building; or

(c) other solar PV equipment on the roof of a building,

other than a dwellinghouse or a block of flats.

In assessing these issues, officers must have regard to the NPPF as if the application were a planning application, and also have regard to the Local Development Framework (the NPPF states that due weight should be given to the adopted policies of the Local Development Framework according to their degree of consistency with the NPPF (the closer the policies in the plan to the policies in the NPPF, the greater the weight that may be given).

7. APPRAISAL

To comply with Class J, the following are considered:

Development not permitted

J.1 Development is not permitted by Class J if—

*(a) the solar PV equipment or solar thermal equipment would be installed on a pitched roof and would protrude more than 0.2 metres beyond the plane of the roof slope when measured from the perpendicular with the external surface of the roof slope; **Complies***

*(b) the solar PV equipment or solar thermal equipment would be installed on a flat roof, where the highest part of the solar PV equipment would be higher than 1 metre above the highest part of the roof (excluding any chimney); **Complies***

*(c) the solar PV equipment or solar thermal equipment would be installed [F353 on a roof and] within 1 metre of the external edge of that roof; **Complies***

*(e)the solar PV equipment or solar thermal equipment would be installed on a site designated as a scheduled monument; or **Complies***

*(f)the solar PV equipment or solar thermal equipment would be installed on a listed building or on a building within the curtilage of a listed building. **Complies***

J.2 Development is not permitted by Class J(a) or (b) if—

*(a)the solar PV equipment or solar thermal equipment would be installed on a wall and would protrude more than 0.2 metres beyond the plane of the wall when measured from the perpendicular with the external surface of the wall; **Not applicable.***

*(b)the solar PV equipment or solar thermal equipment would be installed on a wall and within 1 metre of a junction of that wall with another wall or with the roof of the building; or **Not applicable.***

*(c)in the case of a building on article 2(3) land, the solar PV equipment or solar thermal equipment would be installed on a wall which fronts a highway. **Not applicable.***

Conditions

J.4—(1) 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 **Complies***

*(b)the solar PV equipment or solar thermal equipment is removed as soon as reasonably practicable when no longer needed. **Condition recommended to this affect.***

8. CONCLUSION

In accordance with the above, the proposed installations, part on an sloping roof and part on a flat roof comply with the requirements of Class J of the General Permitted Development Order (2015) as amended, and is therefore recommended for approval.

9. RECOMMENDATION

Prior Approval Given.