

**TOWN AND COUNTRY PLANNING ACT 1990
THE TOWN & COUNTRY PLANNING
(DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015
APPLICATION FOR PRIOR APPROVAL**

To: Ms Stefania Calzolari
25 Albury Close
Reading
RG30 1BD

Application No: PL/24/1505
Application type: Prior approval Part 14 Class
J: Installation or alteration etc of solar
equipment on non-domestic premises

**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
Town and Country Planning (General Permitted Development) (England) Order 2015 (as
amended) - Schedule 2, Part 14, Class J**

Applicant: Mr Harminder Bal

READING BOROUGH COUNCIL as Local Planning Authority give notice that the prior approval of the Local Planning Authority is **GIVEN** for the following development in accordance with the plans and supporting information submitted in connection with this application.

Proposal: Installation of 149 solar PV panels

At: Exotic EStore, 24A Portman Road, Reading, RG30 1EA

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: 8 January 2025



Assistant Director of Planning, Transport and
Public Protection Services

AA

Application At: Exotic EStore, 24A Portman Road, Reading, RG30 1EA

Application No: PL/24/1505

Application type: Prior approval Part 14 Class J: Installation or alteration etc of solar equipment on non-domestic premises

CONDITIONS & REASONS

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

Location Plan received 12th November 2024
Impact of solar PV on aviation and airports received 12th November 2024
PV-ezRack TrapeZoidal Specification Document received 12th November 2024
PV-ezRack TrapeZoidal Installation Guide received 12th November 2024
Vertex S Specification Document received 12th November 2024
Drawing No. 38212-1 rev B – Block Plan received 29th November 2024
Drawing No. 38212-2 rev B – Existing and Proposed Isometric View received 29th November 2024
Drawing No. 38212-3 rev B – Existing and Proposed Roof Plan received 29th November 2024
Drawing No. 38212-4 rev B – Existing and Proposed South Elevation received 29th November 2024
Drawing No. 38212-5 rev B – Existing and Proposed East Elevation received 29th November 2024
Drawing No. 38212-6 rev B – Existing and Proposed West Elevation received 29th November 2024
Drawing No. 38212-7 rev B – Existing and Proposed North Elevation received 29th November 2024
Drawing No. 38212-8 rev B – Mounting Details and Example Installation received 29th November 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)

Date: 8 January 2025



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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. 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.
2. It is likely that the works set out in this application will also require approval from the Council's Building Control office to ensure compliance with any relevant building regulations. It is therefore assumed that concerns about fire safety, means of escape, ventilation and sound insulation will be reviewed and addressed by Building Control if works proceed. Please contact Building Control on 0118 937 2449 for advice.
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. Noisy construction, demolition and associated activities should be restricted to between the hours of 08:00hrs to 18:00hrs Mondays to Fridays, and 09:00hrs to 13:00hrs on Saturdays, with no noisy works taking place at any time on Sundays and Bank or Statutory Holidays.
5. There should be no burning of waste on the site.
6. 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.

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