

DELEGATED APPLICATION REPORT

SITE ADDRESS: Domain Rental Apartment, Phase 1, Tilling Courtyard, Weldale Street, Reading, RG1 7BZ

WARD: Abbey

APPLICATION NUMBER: PL/25/1434

PROPOSAL: Application to determine if prior approval is required for a proposed installation of Solar Photovoltaics (PV) equipment on the north (52 panels), south (52 panels) and west (28 panels) rooftops of Domain, Tilling Courtyard, Weldale Street, as per The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 14, Class A.

APPLICANT: Ivegate Ltd

DATE RECEIVED: 07/10/2025

TARGET DATE: 02/12/2025

CASE OFFICER: Jonathan Markwell

1. Introduction

- 1.1 The application site comprises Blocks A1 and A2 of the Domain residential apartments at Tilling Courtyard, between Weldale Street (to the north), and Chatham Street (to the south). Following planning permission in 2018 (see relevant history below), Block A was built out first and is completed/occupied, with Blocks B1 & B2 nearing completion at the time of writing.



Left: Site boundary for this application. Right: Site boundary for the 2018 permission.

- 1.2 The application site is located within the Central Reading area. The site is also wholly within the West Side Major Opportunity Area (Policy CR12). The vision for the area is for 'a mixed-use extension to the west of the centre containing high-quality mixed-use environments and fostering stronger east-west links into the central core'. Policy CR12 is structured with general points applicable to all sub-areas, then some individual guidance for each sub-area. The more general points that are particularly relevant specify that development will:

- i) Contribute towards providing a mix of uses including residential;

- ii) Help facilitate greater pedestrian and cycle permeability, in particular on key movement corridors and east-west links through the area and between development areas and the station, including improved crossings of the IDR where achievable;
- iv) Provide additional or improved areas of open space where possible, generally in the form of town squares, and provide additional green infrastructure where possible;
- v) Give careful consideration to the areas of transition to low and medium density residential and conservation areas and conserve and, where appropriate, enhance listed buildings and conservation areas and their settings.
- vii) Demonstrate that it is part of a comprehensive approach to its sub-area, which does not prevent neighbouring sites from fulfilling the aspirations of this policy, and which contributes towards the provision of policy requirements which benefit the whole area, such as open space.



Aerial view accessed via Google Maps showing existing PV on Block A2

- 1.3 More specifically at an individual level, the wider site is the southern half of the Great Knollys Street & Weldale Street Policy CR12b sub-area. Policy CR12b states:

This area will be developed primarily for residential. Any development which would result in the loss of small business units should seek to replace as many of those units as possible, preferably on site. There should be a careful transition to the lower density residential areas to the west. Listed buildings and their settings in the area will be conserved and where possible enhanced.

Site Size: 3.02ha Indicative potential: 280-510 dwellings, no significant gain of other uses

- 1.4 The site is also within the Office Core, an air quality management area and, owing to the historic bus depot use, part of the site potentially includes contaminated land. Furthermore, the Environment Agency has identified that the site overlies a principal aquifer.
- 1.5 The site is located outside of the designated (Policy CR10) tall building clusters, although the boundary of the 'Western Grouping' is immediately to the south of the application site at Chatham Street. The site is also located outside of both the Primary Shopping Area and the Central Core. The site is also outside, but adjacent to, an area of archaeological potential. It is also within Flood Zone 1, with the nearest Flood Zone 2 boundary being 45m to the north. The site is not within a conservation area, with the nearest conservation areas being as follows:
 - Russell Street / Castle Hill / Oxford Rd - 170 metres to the south;
 - St Mary's Butts / Castle Street Conservation Area – 330 metres to the south
- 1.6 There are no listed buildings within the application site. However, the following buildings in the vicinity of the site are listed and could potentially be impacted:
 - Grade I Listed Greyfriars Church, Friar St
 - Grade II Listed quadrant walls and railings to former No 64 (Greyfriars Vicarage)
 - Grade II Listed Mitre Inn (No 47 West Street) including No 92 Friar Street
 - Grade II Listed W I Palmer Memorial Hall (Nos 42 and 43 West Street)
 - Grade II Listed 3 & 5 Cheapside
 - Grade II Listed Butlers Wine Vaults, Chatham Street
 - Grade II Listed 122-124 Chatham Street
 - Grade II Listed Mannson House, Oxford Road
 - Grade II Listed Church of the Holy Trinity, Oxford Road
 - Grade II Listed 29-31 Caversham Road
 - Grade II Listed Regent Place, 47-57 Caversham Road
- 1.7 The surrounding area comprises a mix of uses, predominantly commercial and residential. To the north are the two-storey light industrial and business units, a commercial garage and a four-storey residential development on Weldale Street. To the immediate north-east of the application site Block B of Domain, beyond which is The Chatham, a six-storey residential block of flats on the junction of Weldale Street and Thorn Walk. Further to the east is the IDR, beyond which are the terraced housing streets of Stanshawe Road, Sackville Street and Vachel Road. To the south of the site is the Chatham Place development, which is predominantly residential (varying from 9, 11 and up to 19 storeys) and also includes a multi-storey car park at the western end. To the south-west of the site, adjacent to the multi-storey car park, is the listed Butler public house. Beyond this are further commercial / residential uses on Chatham

Street. To the west of the site is Stratheden Place, a two and three-storey residential series of buildings, which also includes a single storey garage element on the boundary with the application site. Further to the west there is more traditional terraced housing.



Officer site visit photographs on 26/09/2025



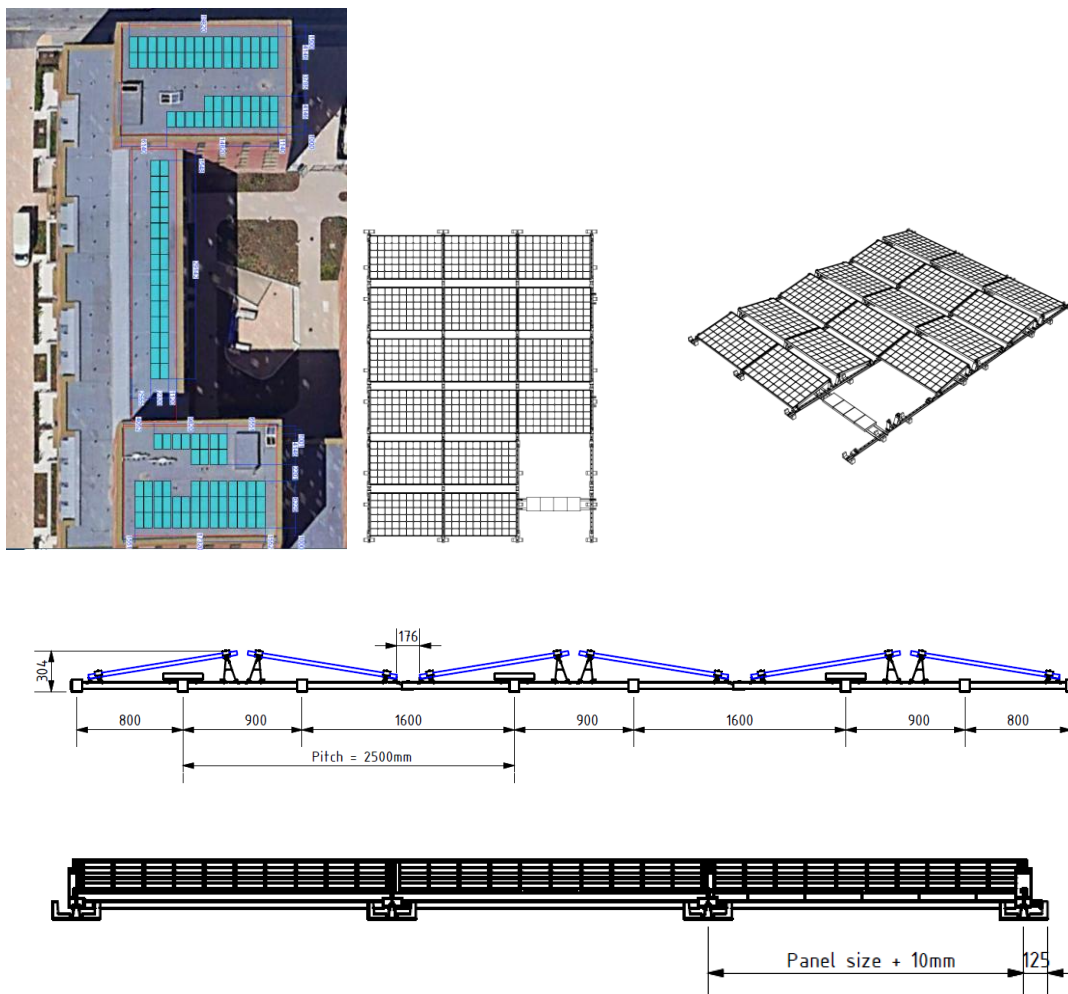
2. Proposal and information submitted

- 2.1 An application has been submitted to determine if prior approval is required for a proposed installation of Solar Photovoltaics (PV) equipment on the north (52 panels), south (52 panels) and west (28 panels) rooftops of Domain, Tilling Courtyard, Weldale Street (Block A1 associated with permission 170326), as

per The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 14, Class A.

2.2 In support of the proposals, the applicant has provided a layout plan, together with a proposed section/elevation and visual of the PV in practice, as shown below.

- Completed application form (Portal Ref PP-14389227)
 - 0886-IVG-ZZ-RF-DR-ZZ-1031 Rev P01 – Site Boundaries
 - 0886-IVG-ZZ-RF-DR-ZZ-1031 Rev P01 – PV Layout
 - 0886-IVG-ZZ-RF-DR-ZZ-1041 Rev P01 – Mounting System
- As all received on 07/10/2025



3. Equalities

3.1 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.

4. Policy Context

4.1 Legal context

- 4.2 The application has been submitted to determine whether prior approval is required in accordance with Schedule 2, Part 14, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). Part 14 relates to renewable energy and Class A specifically relates to the installation or alteration etc of solar equipment on domestic premises.

Class A states the following:

PART 14Renewable energy

Class A – installation or alteration etc of solar equipment on domestic premises

Permitted development

A. The installation, alteration or replacement of microgeneration solar PV or solar thermal equipment on—

- (a)a dwellinghouse or a block of flats; or
- (b)a building situated within the curtilage of a dwellinghouse or a block of flats.

Development not permitted

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

- (a)the solar PV or solar thermal equipment would protrude more than 0.2 metres beyond the plane of the wall or [in the case of a pitched roof,] the roof slope when measured from the perpendicular with the external surface of the wall or [pitched] roof slope;
- (b)[in the case of solar PV or solar thermal equipment on a pitched roof,] it would result in the highest part of the solar PV or solar thermal equipment being higher than the highest part of the roof (excluding any chimney);
- [ba]in the case of solar PV or solar thermal equipment on a flat roof, it would result in the highest part of the solar PV or solar thermal equipment being more than 0.6 metres higher than the highest part of the roof (excluding any chimney);]
- (c)in the case of land within a conservation area or which is a World Heritage Site, the solar PV or solar thermal equipment would be installed on a wall which fronts a highway;
- (d)the solar PV or solar thermal equipment would be installed on a site designated as a scheduled monument; or
- (e)the solar PV or solar thermal equipment would be installed on a building within the curtilage of the dwellinghouse or block of flats if the dwellinghouse or block of flats is a listed building.

Conditions

A.2 Development is permitted by Class A subject to the following conditions—

(a)solar PV or solar thermal equipment is, so far as practicable, sited so as to minimise its effect on the external appearance of the building;

(b)solar PV or solar thermal equipment is, so far as practicable, sited so as to minimise its effect on the amenity of the area;

[(ba) in the case of solar PV or solar thermal equipment installed on a flat roof located on article 2(3) land, before beginning development the developer must apply to the local planning authority for a determination as to whether the prior approval of the local planning authority will be required with respect to the impact of the appearance of the solar PV or solar thermal equipment on that land;

(bb) in relation to an application under sub-paragraph (ba), paragraphs J.4(3) to J.4(12) of this Part apply as if “Class A” substitutes the reference to “Class J” in paragraph J.4(4); and]

(c)solar PV or solar thermal equipment is removed as soon as reasonably practicable when no longer needed.

5. Relevant Planning History

5.1 The wider site, comprising land between Weldale Street (to the north), Caversham Road (The Inner Distribution Road – IDR) / Thorn Walk (to the east) and Chatham Street (to the south) was granted permission for comprehensive redevelopment in 2018:

5.2 170326/FUL - Demolition of all existing buildings (including 3 retail units) and structures, and erection of new buildings ranging between lower ground & 4 storeys to lower ground & 11 storeys in height, providing 427 (233x1, 182x2 & 12x3-bed) residential units (Class C3) and 1 flexible ground floor retail shop (Class A1) or restaurant and cafe (Class A3) unit, together with new public realm, landscaping, accesses, parking and associated works (amended description). Granted following completion of s106 legal agreement 15/03/18.



5.3 There has been a series of s96a non-material amendment and approval of details applications since that point in time, with the following considered to be of relevance to this application:

- 5.4 201602/NMA - Non-material amendments to planning permission 170326, as granted 15/03/2018 to alter the wording of condition 2 (approved plans) to enable photovoltaic panels and an associated handrail at roof level of Block A2 (fronting Chatham Street) and air vent to east elevation of Block A1 at fifth floor level (amended description). Agreed 08/12/2020.
- 5.5 This agreed an array of photovoltaic panels at roof level of Block A2 (in relation to the 11 storey element which fronts towards Chatham Street). The panels project at a modest 10 degree angle and based on the section plan submitted would not project above the existing roof parapet. The plans submitted showed a total of 195 panels in total, as per the roof plan below:



- 5.6 221160/NMA - Non-material amendments to planning permission 170326, as granted 15/03/2018, to amend the description of development and, by consequence, alter the wording of conditions 2 (approved plans), 38 (energy measures) and 49 (unit mix) (as added by 191974) to incorporate a reduction from 427 to 418 residential units (reduction to 422 already agreed through 191974) to provide an internal amenity space (Class C3) for Block B residents, various external alterations to Block B windows, doors and entrances, introduction of roof-level solar PV panels and blue/green roof, hot water air source heat pumps in place of CHP plant, provision of attenuation tank, sprinkler tank, pump room and additional electric vehicle charging points at lower ground floor level and associated works. Agreed 21/12/2022.



Extract of 170326 approved (left) and 221160 approved (right) roof plans showing PV at Block B

- 5.7 PL/25/1347 - Application to determine if prior approval is required for a proposed installation of Solar Photovoltaics (PV) equipment on the north (52 panels), south (52 panels) and west (28 panels) rooftops of Domain, Tilling Courtyard, Weldale Street, as per The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 14, Class J. Withdrawn 07/10/2025. This application was withdrawn, as the applicant had inadvertently applied under Class J, whereby the proposals did not comply with the stipulations, whereas the application should have been submitted under Class A.

6. Internal / External Consultations

- 6.1 None considered to be required.

7. Publicity

- 7.1 4 site notices were displayed at the application site from 10/10/2025, expiring on 31/10/2025. No comments have been received.

8. Appraisal

- 8.1 The proposal comprises the installation of PV equipment on the north (52 panels), south (52 panels) and west (28 panels) rooftops of Domain, Tilling Courtyard, Weldale Street (Block A1 associated with permission 170326). It is noted that the site and wider site already has permission for rooftop PV (see relevant history above), but none relating to the area subject to this application.
- 8.2 Each of the criteria is discussed below, with the regulations stated in full in *italics* and the officer comments in **bold**:

Permitted development

A. The installation, alteration or replacement of microgeneration solar PV or solar thermal equipment on—

*(a) a dwellinghouse or a block of flats **complies**; or*

(b) a building situated within the curtilage of a dwellinghouse or a block of flats.

Not applicable.

Development not permitted

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

*(a) the solar PV or solar thermal equipment would protrude more than 0.2 metres beyond the plane of the wall or [, in the case of a pitched roof,] the roof slope when measured from the perpendicular with the external surface of the wall or [pitched] roof slope; **not applicable as the PV is not positioned on a wall or pitched roof.***

*(b) [in the case of solar PV or solar thermal equipment on a pitched roof,] it would result in the highest part of the solar PV or solar thermal equipment being higher than the highest part of the roof (excluding any chimney); **not applicable as the PV is not positioned on a wall or pitched roof.***

[ba)in the case of solar PV or solar thermal equipment on a flat roof, it would result in the highest part of the solar PV or solar thermal equipment being more than 0.6 metres higher than the highest part of the roof (excluding any chimney);] **Complies – the section plan shows the PV would be 0.302m high**

(c)in the case of land within a conservation area or which is a World Heritage Site, the solar PV or solar thermal equipment would be installed on a wall which fronts a highway; **not applicable / complies.**

(d)the solar PV or solar thermal equipment would be installed on a site designated as a scheduled monument; **not applicable / complies. or**

(e)the solar PV or solar thermal equipment would be installed on a building within the curtilage of the dwellinghouse or block of flats if the dwellinghouse or block of flats is a listed building. **not applicable / complies.**

Conditions

A.2 Development is permitted by Class A subject to the following conditions—

(a)solar PV or solar thermal equipment is, so far as practicable, sited so as to minimise its effect on the external appearance of the building; **Complies – the 0.302m height and positioning away from the edges of the flat roof areas would minimise its effect. A compliance condition will require the development to be carried out in accordance with the plans/details submitted, to ensure this occurs in practice.**

(b)solar PV or solar thermal equipment is, so far as practicable, sited so as to minimise its effect on the amenity of the area; **Complies – the 0.302m height and positioning away from the edges of the flat roof areas would minimise its effect. A compliance condition will require the development to be carried out in accordance with the plans/details submitted, to ensure this occurs in practice.**

[(ba) in the case of solar PV or solar thermal equipment installed on a flat roof located on article 2(3) land, before beginning development the developer must apply to the local planning authority for a determination as to whether the prior approval of the local planning authority will be required with respect to the impact of the appearance of the solar PV or solar thermal equipment on that land; **not applicable**

(bb) in relation to an application under sub-paragraph (ba), paragraphs J.4(3) to J.4(12) of this Part apply as if “Class A” substitutes the reference to “Class J” in paragraph J.4(4); and]

(c)solar PV or solar thermal equipment is removed as soon as reasonably practicable when no longer needed. This will be secured via an appropriately worded condition.

Recommendation:

Prior Approval is REQUIRED and GIVEN, subject to conditions:

Conditions

1. The development hereby permitted shall ONLY be carried out in accordance with the following approved plans and documents:
 - Completed application form (Portal Ref PP-14389227)
 - 0886-IVG-ZZ-RF-DR-ZZ-1031 Rev P01 – Site Boundaries
 - 0886-IVG-ZZ-RF-DR-ZZ-1031 Rev P01 – PV Layout
 - 0886-IVG-ZZ-RF-DR-ZZ-1041 Rev P01 – Mounting SystemAs all received on 07/10/2025

Reason: For the avoidance of doubt and to ensure that the development is carried out and adhered to in accordance with the application form and associated details hereby approved and to comply with Schedule 2, Part 14, Class A Condition A.2 (a) and (b) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

2. The Solar Photovoltaic equipment shall be removed as soon as reasonably practicable when it is no longer needed.

Reason: To comply with Schedule 2, Part 14, Class A Condition A.2 (c) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Informatives:

1. The proposal meets the relevant criteria set out in Schedule 2, Part 14, Class A.
2. The Local Planning Authority has worked positively and proactively with the applicant to determine the application within the required timeframes.
3. 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.
4. These works may also require approval from the Council's Building Control office to ensure compliance with any relevant building regulations. Please contact Building Control on 0118 937 2449 for advice.
5.
 - 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.

6. 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. There should be no burning of waste on the site.