

# PHOTOVOLTAIC (PV) CONDITION COMPLIANCE REPORT

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## 1. Introduction

This report has been prepared to discharge the planning condition relating to **roof-mounted photovoltaic panels** for a **detached residential building**. The report provides full details of the proposed PV installation, including layout, dimensions, manufacturer's specifications, and ongoing maintenance arrangements, in accordance with the requirements of the Local Planning Authority.

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## 1. Site Details

- **Site Address:** 33 Chapel Hill, Tilehurst, READING, Berkshire, RG31 5BT
  - **Proposed Development:** [Proposed construction of new 4 bed detached house with associated Soft and hard landscaping along with front hard standing for 2 off street car parking .
  - **Applicant:** SK Design consultant
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## 3. Proposed Photovoltaic System Overview

The proposal includes the installation of roof-mounted photovoltaic panels to improve the energy efficiency of the dwelling and reduce carbon emissions in line with national and local sustainability objectives.

- **System Type:** Roof-mounted photovoltaic (PV) array
  - **Mounting:** Flush-mounted, non-reflective system
  - **Orientation:** South / South-West facing roof slope (where available)
  - **Roof Pitch:** Approx. [30–40] degrees
  - **Visibility:** Panels will sit close to the roof plane and will not project prominently above the ridge line.
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## 4. Roof Plan and Panel Layout

- PV panels will be installed on the **main rear roof slope** of the detached building.

- Panels will be arranged in a **regular grid formation** to maintain a neat appearance.
- A minimum margin will be maintained from roof edges, ridge lines, and eaves to comply with building regulations and manufacturer guidance.

**Panel Arrangement (Indicative):**

- Number of panels: [e.g. 8–12 panels]
- Configuration: [e.g. 2 rows of 4 panels]
- Spacing: As per manufacturer’s installation guidelines

*A scaled roof plan drawing showing the exact location and positioning of the panels is submitted alongside this report.*

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## **5. Panel Dimensions and Appearance**

- **Individual Panel Size:** Approx. 1722mm (H) × 1134mm (W) × 30–35mm (D)
- **Colour:** Black frame with dark monocrystalline cells
- **Finish:** Anti-reflective glass
- **Projection Above Roof Surface:** Approx. 100–120mm (including mounting system)

The panels have a low-profile design to minimise visual impact and integrate sensitively with the roof.

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## **6. Manufacturer’s Specification**

- **Panel Type:** Monocrystalline photovoltaic panels
- **Rated Power Output:** Approx. 400–430 Wp per panel
- **Total System Capacity:** Approx. [3.2–5.0] kWp
- **Inverter:** Single-phase string inverter located internally (e.g. utility room/loft)
- **Compliance:**
  - IEC 61215 / IEC 61730
  - MCS certified components
  - UK Building Regulations and electrical safety standards

Manufacturer datasheets are appended to this report.

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## 7. Installation Method

- Panels will be fixed using a proprietary roof-mounting system secured to roof rafters.
  - Existing roof tiles will be retained and reinstated around fixings.
  - Installation will be carried out by a **certified solar installer** in accordance with MCS standards and manufacturer instructions.
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## 8. Maintenance and Management Arrangements

- The PV system requires minimal maintenance.
  - **Routine Checks:**
    - Visual inspection annually
    - Performance monitoring via inverter display/app
  - **Cleaning:**
    - Panels to be cleaned as required (typically every 2–3 years) using non-abrasive methods.
  - **Repairs/Replacement:**
    - Any defective panels or components will be replaced on a like-for-like basis.
  - The system will be maintained in good working order for the lifetime of the development.
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## 9. Planning and Visual Impact Considerations

- The panels are roof-mounted, low-profile, and follow the existing roof slope.
  - No unacceptable harm to the character or appearance of the detached dwelling or surrounding area is anticipated.
  - The proposal supports the objectives of the **NPPF** and local planning policies relating to sustainable development and renewable energy.
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## **10. Conclusion**

This report demonstrates that the proposed photovoltaic installation complies fully with the relevant planning condition. The PV panels are sensitively designed, appropriately located, and supported by clear maintenance arrangements. It is therefore respectfully requested that the Local Planning Authority approves the details submitted and discharges the condition