

DELEGATED APPLICATION REPORT

Ward: Whitley Ward

App Ref: PL/26/1076 Prior approval Part 14 Class J: Installation or alteration etc of solar equipment on non-domestic premises

Address: Select Car Leasing Stadium, 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: Ms Jess Wilkinson

Received date: 10 August 2026

Target Decision date: 4 October 2026

Case Officer: Anthony Scholes

1. SITE DESCRIPTION

The application site is the Select Car Leasing Stadium (Madejski Stadium), at Shooters Way, Reading. It is home to Reading Football Club.

2. PROPOSAL AND SUPPORTING INFORMATION

An application for prior approval has been made for the installation of 1,244 no. 470watt photovoltaic modules to be mounted on the roof of the southern (Club 1871), eastern (Sir John Madejski Stand), and western stand(s).

The following plans and documents were received with the application:

Application Form

Drawing No: 260274-02-Site Layout For Planning Submission – Site Layout, dated 31 July 2026

As received by the Local Planning Authority on 10 August 2026

Drawing No: 26027 4-03 Site Location Plan & Boundary – Site Layout

Drawing No: 260274-01-Site Layout 584.66kW System P1 – Site Layout

Drawing No: 260274-02-Site Layout For Planning Submission – Site Layout (Rev P1)

The 'K2 Systems', K2 Base Report, 260189 – Reading Football Stadium

As received by the Local Planning Authority on 11 August 2026

Drawing No: 260274-02-Site Layout For Planning Submission

As received by the Local Planning Authority on 17 August 2026

3. CONSULTATIONS

The following were consulted:

RBC Transport Development Control

- No objection.

Three site notices were placed around the site. No comments have been received.



Figure 1 - Site Notice Photos 14-8-26

4. RELEVANT PLANNING HISTORY

Various for site, none relevant to the installation of photovoltaic panels on the roof.

Adjacent Site – Voco Hotel

PL/24/1197 - 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. Prior approval given 10 October 2024. Implemented

PL/24/1196 - Application to determine if prior approval is required for a proposed: installation etc of a solar canopy on non-domestic, off-street parking - The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 14, Class OA. Prior approval given 10 October 2024. Implemented

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) (England) Order 2015, as amended, the following is permitted development:

Class J – installation or alteration etc of solar equipment on non-domestic premises

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 2026 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

In accordance with condition (2) of Class J, the prior approval of the LPA must be sought prior to development commencing. It is noted that no development has commenced for the proposal.

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

(2) Class J(c) development is permitted subject to the condition that before beginning the development the developer must apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to the design or external appearance of the development, in particular the impact of glare on occupiers of neighbouring land, and the following sub-paragraphs apply in relation to that application.

The application has been correctly made, and is supported by the information, and application fee as described within Class J.

To comply with Class J, the following are considered:

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;*

The proposal states that the roof to which the solar panels are to be installed upon is a pitched roof. It appears that the roof is slightly pitched, and therefore an accurate description. The proposed section plan shows the photovoltaic panels no greater than 0.2m above the plane of the roof slope. As such, the proposal complies with this requirement.

- (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);*

The proposal does not appear to be on any flat roofed areas, which include a supporting structure. As such, this criteria is not relevant.

(c) the solar PV equipment or solar thermal equipment would be installed [F377 on a roof and] within 1 metre of the external edge of that roof;

The location of the photovoltaic panels varies relative to the external edge of the roof. Within the corner portions between the east and south stand, and west and south stands, the photovoltaics would be closer to the edge, ~2.1m at the nearest point. The majority of panels are located 2.9-3.6m from the edge of the roof. No panels are within 1 meter of the external edge of the roof. As such, the proposal would comply with this requirement.

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

The application site is not a scheduled monument.

(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.

The application is not a listed building, or within the curtilage of a listed building.

8. CONCLUSION

In accordance with the above, the proposed installations, on a sloping roof comply with the requirements under Class J, Part 14 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended. Therefore prior approval is recommended to be given.

9. RECOMMENDATION

Prior approval is given.