

**EASTERN AREA PLANNING COMMITTEE
ON 19TH DECEMBER 2018**

UPDATE REPORT

Item No: (2) **Application No:** 18/02512/HOUSE **Page No.** 79-92

Site: Pightles, Tutts Clump, Reading

Planning Officer Presenting: Dave Pearson

Member Presenting: N/A

Parish Representative speaking: Andrew House (Bradfield Parish)

Objector(s) speaking: N/A

Supporter(s) speaking: N/A

Applicant/Agent speaking: Chris Marsh (Agent)

Ward Member(s): Councillor Quentin Webb
Councillor Graham Pask

1. Additional consultations and representations

None.

2. Number of bedrooms

During the committee site visit members queried how many bedrooms there are in the house, both existing and approved (under a separate application). According to the approved plans for 18/02443/HOUSE, the existing house has four bedrooms, and with the approved extensions this would be reduced to three bedrooms. The plans show the fourth bedroom making way for a large landing and void above the central stair within the new front gable.

3. Solar panels

Members also queried whether solar panels on the roof would be permitted development. Under Schedule 2, Part 14, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015, the installation of solar PV or solar thermal equipment on a dwellinghouse or a building situated within the curtilage of a dwellinghouse is permitted development.

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 the roof slope when measured from the perpendicular with the external surface of the wall or roof slope;
- (b) 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);
- (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.

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

Government advice in the National Planning Policy Framework and Planning Practice Guidance is clear that conditions restricting the future use of permitted development rights or changes of use will rarely pass the test of necessity and should only be used in exceptional circumstances. Moreover, members are reminded that the physical building is already authorised, and this application relates solely to the use of the building. As such, it is considered that additional restriction on solar panels cannot be justified.

4. Recommendation

Unchanged.