

Bracknell Forest Borough Council  
Environment, Culture & Communities Department  
Time Square  
Market Street  
Bracknell,  
Berkshire, RG12 1JD



**Submitted via the planning portal**

Dear Sirs or Madam,

**LONGACRE, ST.MARY'S LANE, WINKFIELD – PROPOSED NEW AIR SOURCE HEAT PUMP AND INSTALLATION OF PV SOLAR PANEL ARRAY ANCILLARY TO CONSENTED APPLICATION 22/00634**

**PLANNING PORTAL REFERENCE: PP- 12659995**

**CONSENT REFERENCE: 22/00634**

Development Control Consent was granted on 24th October 2023 for a Proposed erection of single storey attached side garage and rear conservatory, erection of two storey front and part side/rear extension, single storey extensions with associated internal alterations and driveway changes following demolition of existing front single storey porch at Longacre, St. Mary's Lane, Winkfield, Berkshire, SL4 4SH.

I write on behalf of my Client, Mr S English and Mrs C Booth of Longacre, St. Mary's Lane, Winkfield, Berkshire, SL4 4SH to submit a Householder Planning Application for a Proposed new air source heat pump (ASHP) and installation of PV solar panel array ancillary to consented application 22/00634.

The proposed ASHP will be installed to the side of the proposed store (refer to application drawings and consented drawings under application 22/00634) concealed behind a cedar gates and fence enclosure. This is both to conceal the units and acoustic purposes.



A solar PV array will be installed on the proposed rear flat roof with its orientation facing southeast. The applicant has taken specialist advice from approved installers and suppliers and the flat roof is the optimal position for these as the main pitched roof is not suitable due to the rear dormers etc.

The PV will be supported on mounts set between 10-15 degrees, they slightly protrude over the top of the parapet but will set below the main pitched roof and not visually intrusive.

Paragraph 150 of the NPPF states that **'Certain other forms of development are also not inappropriate in the Green Belt provided they preserve its openness and do not conflict with the purposes of including land within it. These are:**

- a) **mineral extraction.**
- b) **engineering operations**
- c) **local transport infrastructure which can demonstrate a requirement for a Green Belt location;**
- d) **the re-use of buildings provided that the buildings are of permanent and substantial construction.**
- e) **material changes in the use of land (such as changes of use for outdoor sport or recreation, or for cemeteries and burial grounds); and**
- f) **development, including buildings, brought forward under a Community Right to Build Order or Neighbourhood Development Order'**

I am of the considered opinion that the installation of an Air Source Heat Pump and installation of PV panels would be classed as an engineering operation under paragraph 150 and would preserve the openness of the Green Belt.

The installation of these to the proposed would provide a dwelling powered by decentralised renewable energy should be viewed as a positive.

I respectfully request the assigned planning officer reads the above application in conjunction with the consented application 22/00634 (and the respective documentation and drawings) for information and clarity.

The electronic submission consists of the following documentation:

- Completed application forms and certificates dated 7<sup>th</sup> December 2023
- Completed CIL forms dated 7<sup>th</sup> December 2023
- Architectural drawings 202-1200-A, 120, 1205-E, 1206-D, 1207-A, 1300, 1305-C, 1306-C, 1308 & 1309 as listed on the attached drawing issue and register sheet dated 22<sup>nd</sup> July 2022
- Indicative data sheets of proposed PV panels and air source heat pump.

The applicant will pay the application fee due (£258.00) online via the Planning Portal.

All the information submitted in support of the application will only be provided to Bracknell Forest Planning Department electronically unless otherwise requested.

I look forward to receiving your confirmation that the application has been registered.

Yours faithfully,



Chris Connor

**for Christopher James Architecture** Enc

cc: Mr S English and Mrs C Booth– Client