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DESIGN AND ACCESS STATEMENT BOWER HOUSE & BOWER COTTAGE



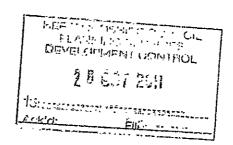
SOUTH EAST ELEVATION 1:100

This Design and Access statement accompanies the planning application for the installation of photovoltaic panels to the South East roofline of the rear wing of Bower Cottage Tunnel Lane Orleton.

Bower House and Bower Cottage are located in the Conservation Area of Orleton Village. The buildings are much altered and extended, yet remain traditional and built in the local vernacular. However, the buildings themselves are not historically significant and have not been designated as such.

The proposal is to erect 16no standard photovoltaic panels to the South East roofline in an effort to reduce the carbon footprint and take a major sustainable step as encouraged by Government policy.

The test for development within the Conservation Area is that it must enhance or preserve the character of the area. Primarily the buildings are perpendicular to the highway and it can be seen from the attached photographs that the pv array will not be visible from the highway. As such the installation will not be detrimental to the character or setting of the Conservation Area.



The pv array is remote from adjacent listed structures and therefore will not be detrimental to the character or setting of those buildings.

Government policy supports the installation of domestic renewable methods of energy and the evolving Green Deal further indicates the drive towards a more sustainable future.

ODPM released The **Companion Guide to Planning Issues** released by ODPM covers solar PV:

13. The technology will be familiar to most and from the planning point of view, whilst there are clearly implications for listed buildings and the sensitive front elevations of some conservation areas, in general 'solar panels' are to be encouraged. In some cases, provided the installation is not of an unusual design, or involves a listed building, and is not in a designated area, PV is regarded as "permitted development" and is thus deemed not to require a planning application. Unless the panels are of an unusual design, they should be treated as being within the plane of the existing roof slope for the purposes of Part 1, Class B1(b) of the Town and Country Planning (General Permitted Development) Order.

And from the Draft NPPF

Core planning principles

Planning policies and decisions should enable the reuse of existing resources, such as through the conversion of existing buildings, and encourage, rather than restrict, the use of renewable resources (for example, by the development of renewable energy).

The panel manufacturer is Sanyo and a product data sheet is attached,

We respectfully suggest that the proposed installation of photovoltaic panels have been planned to create a minimal impact on the historic setting of the Conservation Area and should be supported by the Planning Authority as the application is within National and local auidance for renewable energy.



Picture 1: Walking down the lane – Bower House is on of the right (cannot be seen).



Picture 3: 20 metres further on down the lane – Bower House South View.



Picture 2: 20 metres further down the lane – Top of the roof Bower House. South East View



Picture 4: 20 metres further down the lane – Bower House South West View



Picture 5: South East View of Bower House and Cottage taken in the garden as far back as possible standing on step ladder.



Picture 7: Bower House from Overton Lane



Picture 6: Bower House and Bower Cottage – South East roof proposed for PV Panels.



Bower Cottage cannot be seen from the road

