Wiltshire Council
County Hall
Bythesea Road
Trowbridge, BA14 8JN

69 Great Mead
Chippenham
Wiltshire, SN15 3GS

January 2024

RE: Planning Application PP-12712909 – Design and Access Statement

Dear Wiltshire Planning Dept,

Context

The property is a fully detached four bed roomed home situated on the site of what was, formally, the old livestock market. The development was built by Linden Homes and marketed as eco friendly residences when constructed around 12-14 years ago. The property is quite modern in design, with an unusual single pitch roof. The original planning permission granted for the Great Mead site included the proviso that any further development to the site or properties must apply for and be granted further permission for any new works to proceed. This development application is for installation of a solar panel system to the existing roof for the purpose of electrical power generation. The installation of this solar panel system would significantly reduce the household's dependence on carbon based energy production at a time when we are being encouraged to do so both at a national and international level, in an effort to reduce our individual and collective carbon output and mitigate its impact on Global warming. An additional benefit of this installation would be that the excess electricity generated would be exported to the grid, further enhancing the wider social benefit of this solar panel system.

Design

The roof of the property faces almost due South, together with the fact that it is based on a single pitch design that slopes at a shallow 20 degree angle, means that this property is extremely well suited for the installation of a solar panel system. The position of the house situated at the highest end of a row of properties, together with the single pitch, shallow angle and height of the roof means that the visibility of the solar panels fitted will be very limited and confined to two specific locations; 1) the bottom of the footpath that runs in front of the properties, as you access it from the bend of Great Mead access road and the lower part of the cycleway, (see Picture 1), 2) Across the grassed area in front of the property; the view from the cycleway being further obscured by trees, (See picture 2). The roads on the estate are private and purely for the use of residents, deliveries and visitors, which minimises traffic of all types. Immediate neighbours will have no view of the proposed solar installation due both to the layout of the properties and the roof design, (See picture 3). (All photos taken in early January)



Picture 1



Picture 2



Picture 3

Appearance

Solar panels, by the nature of their design do create a limited amount of light reflection, depending on the prevailing weather conditions on any given day. However, as already indicated, the very limited areas where the panel system can be viewed and the partial nature of what can be seen at these very specific points (as referred to in the Design section), means the impact will be extremely low. Further, to prevent birds from accessing the roof areas underneath the panels for nesting purposes, the solar system will also be fitted with bird guards, a form of mesh that is fitted on all four sides of the solar panel system preventing access.

Materials

The JAM54D41_435/LB solar panels are a commonly used product in solar panel installations in both performance and design. Fitment to the existing roof will involve no modifications to the roof design or structure. (For technical details please refer to the manufacturers specifications).

Privacy and Amenity

The installation of the solar panel system will have no impact in terms of any loss of privacy, property boundaries or amenities to my neighbours. The solar panel system is being installed with a clear perimeter of tiling on the existing roof structure and is, of course, silent in operation. (See Picture 3 – rear view of 69 Great Mead from the end of the neighbour's gardens).

Access
No alterations or changes are being made to any of the existing cycle ways or foot paths, nor access to the property itself as a result of this proposed development.

Yours Faithfully

Stephen Hoffmann