

DESIGN AND ACCESS STATEMENT

FOR

**SOLAR PANEL ARRAY APPLICATION
10 ALEXANDER FIELDS,
UPAVON,
PEWSEY,
WILTSHIRE,
SN9 6NB**

FOR

CLIENT

Mr Phil and Mrs Yvonne Garside

PREPARED BY



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1.00 INTRODUCTION

- 1.01 This Design & Access Statement accompanies a Householder Planning Application for the installation of an on-roof mounted solar photovoltaic (PV) array to the existing dwellinghouse at 10 Alexander Fields.

Although roof-mounted solar panels would ordinarily fall within Permitted Development under Part 14, Class A of the GPDO, Condition 4 of the original planning consent removes these rights, stating: *“Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order, no additions, extensions or enlargements to the approved building(s) shall be erected.”*

As a result, a Householder Planning Application is required for this proposal.

The works are minor, fully reversible, and introduce no changes to the building’s footprint or structure.

2.00 SITE AND CONTEXT

- 2.01 10 Alexander Fields is a modern detached dwelling located within a residential cul-de-sac in Upavon. The surrounding area comprises similar domestic properties with pitched, tiled roofs and a consistent suburban character.

The property is not listed and is not within a Conservation Area.

The submitted drawings, including the Proposed Elevations, illustrate the existing and proposed appearance of the dwelling.

3.00 PROPOSED DEVELOPMENT

- 3.01 The proposal consists of: -
- Installation of on-roof mounted solar PV panels to the south-facing roof slope.
 - Panels fixed above the existing roof covering using a low-profile black bar mounting rail system.
 - Maximum projection from the roof surface: less than 200mm.
 - Panels finished in black-framed, non-reflective materials to minimise visual impact.
 - No alterations to the roof structure, eaves, ridge line, or external walls.
 - No ground-mounted equipment or external battery housing.

In addition to the roof-mounted solar PV array, the proposal includes the installation of a wall-mounted solar battery unit on the south elevation of the dwelling. The battery will be fixed externally at low level alongside the existing service installations. The unit is compact, finished in a neutral, non-reflective colour, and positioned to minimise visual impact.

A Tesla Backup Gateway 2 will also be installed on the south elevation. This unit provides system control and grid-isolation functionality and will be wall-mounted at standard service height alongside the battery and existing service equipment.

The array is shown clearly on the submitted Proposed Elevations and Roof Plan.

4.00 DESIGN CONSIDERATIONS

4.01 Visual Impact: -

- The array is positioned neatly and proportionately on the roof plane.
- Black-on-black modules reduce visual contrast with the existing roof tiles.
- The low-profile black bar mounting system ensures the panels sit close to the roof surface.
- The externally mounted battery is located on the south elevation in a discreet position adjacent to other service equipment. Its modest scale and subdued finish ensure it integrates unobtrusively with the existing façade. The placement avoids prominent viewpoints and does not materially alter the character of the dwelling.
- The Backup Gateway 2 is compact and positioned at typical meter-box height, ensuring it reads as a standard domestic service installation with minimal visual impact.

4.02 Materials: -

- No new external building materials are introduced.
- Solar panels are considered equipment, not alterations to the building fabric.
- The external battery housing is factory-finished in a muted, non-reflective colour consistent with typical domestic service installations.
- The Gateway unit is finished in a neutral, non-reflective colour consistent with other domestic service housings.

4.03 Amenity

- No overlooking, overshadowing, or loss of privacy arises.
- No noise-generating external equipment is proposed.
- The battery unit and gateway unit are silent in operation and do not generate any noise or emissions that would affect neighbouring properties.

5.00 ACCESS

5.01 The proposal does not affect access to the dwelling. All existing pedestrian and vehicular access arrangements remain unchanged.

6.00 PLANNING POLICY AND SUSTAINABILITY

6.01 The proposal supports: -

- NPPF objectives for renewable energy and carbon reduction.
- Wiltshire Core Strategy policies promoting sustainable development.
- National policy encouraging microgeneration and domestic energy efficiency.

Although Condition 4 removes permitted development rights, the proposal remains modest, visually discreet, and environmentally beneficial, and causes no harm to the character of the dwelling or wider area.

7.00 CONCLUSION

7.01 The proposed solar PV installation is a small-scale, sustainable enhancement to the property. It respects the character of the dwelling, introduces no adverse amenity impacts, and aligns with national and local planning policy.

The battery and backup gateway are modest in scale, visually discreet, and grouped with existing services to avoid any adverse impact on the appearance of the dwelling.

A Householder Planning Application is required solely due to Condition 4 removing permitted development rights. The proposal is otherwise entirely acceptable in planning terms.

Planning permission is therefore respectfully requested.