

Our Ref: ST/260304/P1

10 June 2026

Development Services Central Area
Wiltshire Council
County Hall
Bythesea Road
Trowbridge
Wiltshire
BA14 8JN



BY PLANNING PORTAL

Dear Sir/Madam,

Town & Country Planning Act 1990

Proposal: Installation of solar panels

At: Fowler Architecture & Planning Ltd, 39-41 High Street, Pewsey, Wiltshire SN9 5AF

PP-14995333

On behalf of Fowler Architecture & Planning Ltd (the 'Applicants') please find enclosed a Full Planning Application to Wiltshire Council in respect of the above development at 39-40 High Street, Pewsey. The application has been submitted via the Planning Portal and comprises the following:

- Completed application form and ownership certificates;
- Planning application fee of £309.00;
- Drawing No. 260304-01: Location Plan and Site Plan;
- Drawing No. 260304-02: Proposed Elevations and Roof Plan;
- Drawing No. MF39highstreetEL: Existing Elevations;
- Aiko Solar Neostar 25 2S Mono-Glass Module Specification Sheet;
- CIL Form 1: Additional Information.

1. Site and surroundings

Fowler Architecture and Planning Ltd is located within the heart of the village of Pewsey, Wiltshire. The site is located to the northern side of the High Street.

The site comprises the established business of Fowler Architecture and Planning Limited (Fowlers) – providing architectural and planning services within the south of England. Fowlers is located on the ground floor, with two leasehold properties occupying the first floor (Flat 1 & Flat 2).

The application site is located approximately 9km south of Marlborough, 13km north-west of Ludgershall, and 16km east of Devizes.

The site is located within the Pewsey Conservation Area and within the North Wessex Downs National Landscape. In addition, the site is situated in Flood Zone 1, with low risk of fluvial and surface water flooding.

2. Planning History

The most recent planning history was in 2016, when permission was granted as follows:

16/11295/FUL - Change of Use of Ground Floor of 39-41 High Street, Pewsey from Mixed Use Cafe (Class A3) and Retail (Class A1) to Office (Class B1). Approved 12 January 2017.

3. Proposed Development

This application seeks planning permission for the '*Installation of solar panels*'.

It is proposed to install 17 solar panels within the roof valley of the building. The existing roof is triple pitched and so the solar panels will be split across two rows, with 10 panels located to the most northern slope, and 7 to the central slope – both rows south-facing.

The proposed solar panels will be Aiko Solar Neostar 25 2S Mono-Glass Module.

As there is no change in GIA the proposal is not CIL liable.

4. Planning Policy

Section 70(2) of the Town and Country Planning Act 1990 (as amended) states that in dealing with an application for planning permission the LPA shall have regard to the provisions of the development plan, so far as material to the application; and local finance considerations, as far as material to the application; and any other material considerations. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that, if regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.

For the purpose of this application, the development plan includes the **Wiltshire Core Strategy** (CS) adopted January 2015 covering the period 2006 to 2026, and retained saved policies (not deleted by the adoption of the CS) of the **Kenet District Local Plan 2011** (LP) adopted in 2004.

The Government's policies are within the revised **National Planning Policy Framework** (the Framework) published December 2024 that describes how the planning system should achieve sustainable development and when the presumption in favour of sustainable development is engaged. The **Planning Practice Guidance** (PPG) provides further interpretation of the policies of the Framework.

5. Planning Analysis

Core Policy 41 is concerned with sustainable construction and low-carbon energy. In regards to existing buildings, the policy states '*retrofitting measures to improve the energy performance of existing buildings will be encouraged in accordance with the following hierarchy: (i) reduce energy consumption through energy efficiency measures; (ii) use renewable or low-carbon energy from a local/district source; and (iii) use building-integrated renewable or low carbon technologies*'.

The policy continues to advise that in all cases, proposals relating to historic buildings, listed buildings and buildings within conservation areas and world heritage sites should ensure that appropriate sensitive approaches and materials are used.

Policy CP57 ensures high quality design and place shaping, stating '*a high standard of design is required in all new developments, including extensions, alterations and changes of use of existing buildings. Development is expected to create a strong sense of place through drawing on the local context and being complementary to the locality*'.

In terms of landscape, Policy CP51 states '*development must protect, conserve and where possible enhance landscape character and must not have a harmful impact upon landscape character, while any negative impacts must be mitigated as far as possible through sensitive design and landscape measures*'.

It is proposed to install 17 solar panels upon the roof slope of 39-41 High Street, Pewsey. The proposed solar panels will be situated in such a way that they will not be visible when the building is viewed from the south (front) elevation. This is due to the nature of the triple pitched roof – which allows the panels to be located within the northern and central roof valleys.

Due to rise in electricity costs over the last few years, it has been deemed necessary to explore renewable energy alternatives to supplement the current usage. Solar was deemed the most appropriate option for the business, both in terms of cost and its ability to provide a sustainable, long-term reduction in energy expenditure while supporting the company's environmental objectives.

RGV Engineering Limited have been approached to undertake the installation works. RGV are heating, plumbing, electrical and renewables contractors located in Netheravon – a short distance from Pewsey. RGV are a reputable local trader, ensuring that local supply chains are maintained throughout Wiltshire. Supporting local business is central to the values of Fowlers, and how the business operates. Our commitment to supporting local businesses reflects our belief in sustaining vibrant and resilient companies.

The application property is an unlisted building within the Pewsey Conservation Area. The proposed solar panels have been carefully designed and positioned to minimise any impact upon the character and appearance of both the host building and the wider conservation area. By locating the panels within the northern and central roof valleys, they will be screened from public views along the High Street and will not alter the principal elevation or the building's contribution to the historic streetscape.

The proposal represents a sensitive and proportionate intervention that enables the building to adapt to modern energy requirements while preserving the significance of the conservation area. In this respect, the development strikes an appropriate balance between heritage conservation and the transition to low-carbon energy generation, consistent with national and local objectives for sustainable development

6. Conclusion

Overall, the Applicant contends that, due to the nature of the proposed development and location of the proposed development, the proposal can be successfully integrated into the

site with no harm caused to the site or surrounding area. Consequently, the scheme represents high-quality design in-keeping with the character and appearance of the locality.

The scheme therefore accords with Policies CP41, CP51 and CP57.

I trust that the enclosed information is sufficient for this planning application to be registered at the earliest opportunity. Please do not hesitate to contact me should you require any additional information or if you wish to visit the site.

Yours faithfully,



Associate

FOWLER ARCHITECTURE AND PLANNING

Encs

cc: Clients