
OUR REF: GEN.RO/1

PLANNING STATEMENT

THE OLD BAKEHOUSE, THE STREET, PETHAM, CT4 5QY

DECEMBER 2023

1.0 INTRODUCTION

- 1.1** The proposal in this application is to locate solar PV panels on the roof of The Old Bakehouse.

2.0 SITE CONTEXT

- 2.1** The application site is located on the east side of The Street and the property extends to some 0.07 hectare. The land falls gently from south to north across the site.
- 2.2** Within the property, there is a detached two-storey dwelling with a detached garage located to the north side of the property. The house is set forward on the site with only a narrow front garden and there is a brick retaining wall along the frontage.
- 2.3** The roof of the property consists of two parallel ranges of pitched roofs with hipped ends separated by a valley gutter. Within the rear pitched roof there is a central chimney stack and in the front roof slope there is a chimney stack at the southern end. To the northeast side of the building there is a two-storey extension with a flat roof.
- 2.4** In this area, The Street rises from north to south but there are evergreen trees along the site boundaries that screen the side elevations of The Old Bakehouse.
- 2.5** The property is located between other listed buildings along this frontage of the The Street. Photos of the property are attached at **Appendix 1**.

3.0 PROPOSALS

- 3.1** The proposal is to locate solar PV panels on the inner slopes of the roofs facing east and west to maximise the available solar gain for the proposed panels.
- 3.2** The proposed panels will be of a standard design typically 1.6m x 1.0m. They will be fixed to the tile battens with steel fixings looped under the existing tiles to attach to the solar panels. The roof will remain intact, and the proposal is fully reversible if at any time the panels need to be removed.
- 3.3** In this location the panels will be screened from view by the existing roofs and adjacent evergreen trees so that they will not be visible from ground level, see attached photographs.

4.0 PLANNING CONTEXT

- 4.1** The application site is a designated listed building, Grade II, the site is located within a designated Conservation Area and within an AONB.
- 4.2** The adopted Local Plan is the Canterbury District Local Plan 2017. The relevant policies relating to this proposal are: HE1, HE4, HE5, HE6, LB1, and DBE6.

- 4.3** In respect of the impact on this Listed Building, there will be no substantial harm to this heritage asset and in respect of any less than substantial harm, the proposal will not be visible from ground level, it will not adversely affect the fabric of the building and is in any event fully reversible. Consequently, there will be no harm to the listed building.
- 4.4** In respect of impact on the Conservation Area, the relevant test is whether the new development will preserve or enhance the character of this area. In this case, the proposed panels will not intrude into the wider area because they are to be located in part of the roof where they will not be visible from the ground. It is therefore considered that the proposal will have a neutral effect on the character of the conservation area, and that it will neither preserve nor enhance its character, and on this basis, the relevant test is met.
- 4.5** In terms of the AONB, new development should not detract from the character of the countryside which is to be protected. In this case, the panels are to be located within the central valley of the roof where they will not be visible in the wider area, and they will not harm the character of the protected natural beauty of this part of the countryside.
- 4.6** In terms of the policy on alterations and extensions to buildings the proposal is designed to protect the character of the original building and will not harm the amenity or character of the local area.
- 4.7** It is therefore concluded that the proposals comply with the relevant development plan policies.
- 5.0 CONCLUSION**
- 5.1** It is therefore considered that this proposal satisfies the requirements of the relevant policy considerations relating to this site.
- 5.2** The council are therefore respectfully requested to grant planning permission for this modest development.

Appendix 1 – Photographs of the property



