

Ref.: 23006 – High Barn, The Street, Piddinghoe, East Sussex, BN9 9AW

Design and Access statement

General Description

The property in question consists of a previously converted three storey barn which has a detached garage in the rear garden. The property is located on the North-Eastern side of The Street in the village of Piddinghoe, near the town of Newhaven. The existing property is not listed, but is located with the Piddinghoe Conservation Area and the South Downs National Park.

Proposal

It is proposed to install sixteen solar PV panels on the flat roof of the detached garage flat roof. The main property will be unaffected by the proposals.

Design Statement

The garage walls are solid construction and a mixture of brickwork and flintwork. The flat roof is profile metal sheeting. The side door to the garage is timber frame. The front door and window is black coloured UPVC.

Sixteen solar PV panels will be installed at an angle of 15 degrees.

Landscaping

No trees will need to be removed as part of this development.

Scale

The central area of flat roof to be used for the new solar PV panels will be 7120 x 5600mm. The maximum height of the solar PV panels will project approximately 400mm above the existing plane of the flat roof.

Access Statement

Access to the garage will be unaffected by the proposals.

Parking Statement

The parking arrangement shall not be affected by the proposals.

Justification Statement

The owners have been looking at ways to install solar PV panels at the property. A recent pre-application enquiry was submitted which determined that Planning Consent would not be required to install PV panels on the front roof slope of the main property. The advice also stated that Planning Consent will be required to install PV panels on the detached flat roof should the panels project above the flat roof plane by more than 200mm. After careful consideration it has been decided that PV panels on the flat roof will be more aesthetically pleasing compared to PV panels to the front roof slope which faces The Street.

The solar PV panels will be angled at a pitch of 15 degrees with the highest point of the panels being approximately 400mm above the flat roof plane. The PV panels will also be brought in from the perimeter of the flat roof. This marginal increase in height will not cause any overshadowing of the neighbours' properties.

The detached garage is set approximately 19m from The Street. Therefore the proposals will have no detrimental effect on the street scene, the Piddinghoe Conservation Area or the South Downs National Park.

HT Partnership

ICH/23006

24th January 2024