Reference DC/24/0814 and PP-13099275
Installation of Solar PV array on roof of existing car barn
Heritage Statement

Eastcot is a 17th Century property originally constructed as a 3 bay house, which has been considerably modified over the years. Externally it is finished in cream painted brick with red clay roof tiles. Its significance is due to its age.

The house sits in a garden of 0.8acre and is set far back from the main road B2135 such that it is not visible and accessed via a private driveway. Only the rear upper elevations of the house are partially visible from public footpaths behind the house. The Houses immediately surrounding Eastcot are more modern and it is not in a conservation area.

Modern development has already been permitted within the curtilage of the property. In 1995 permission was given to subdivide the front garden and construct a large property ('Woodstock') on the land. In 1999 permission was given to construct a Barn to the front and side of the property to serve as a garage and store as the previous demolished garage had been a prefabricated concrete structure adjacent to the house.

This application is for a Solar PV array to be fitted to the front of this modern barn roof, which is the most efficient location for generating renewable energy within the curtilage of the property, being elevated, south facing at a 45 degree slope angle and unshaded all year round.

The barn is finished in a dark oak colour and has mixed clay tiling, predominantly in darker red/brown shades. The visual impact of the panels is minimised by installing them in a single row of seven panels (although the roof is able to take more) and selection a full black panel colour scheme to better blend in with the dark colour scheme of the barn.

There is no work required to connect the panels to the main house as the barn has adequately rated buried cables connecting it to the house consumer unit and its own earthing. Thus, the panels will have cables routing discretely to the interior of the barn where they will connect to an inverter and into the existing electrical fuse box in the barn. The panels themselves will be installed in line with existing permitted development policies in that they will protrude no more than 20cm from the front of the roof tiles and be lower than the current ridgeline of the barn. The estimated annual output of the panels in their proposed installed location is 3304 kWh, which translates to an equivalent annual saving of 0.8 CO_2 Tons of greenhouse gas emissions. A storage battery is expected to be part of the installation to ensure that the generated energy can be reused at times of peak demand.

In summary the impact on the setting of Eastcot is minimised by the following measures:

- the number of panels required is minimised by siting them in the most efficient location.
- they are not visible to the public from any right of way.
- they have been chosen to be visually coherent with the dark colour scheme of the modern barn to which they are attached.
- they are removable when no longer required.
- the barn is at a distance from the house and set back from the driveway accessing the house from the main road and thus it is not in the sightline of the front elevation of the property when standing in front of it.