Design and Access Statement v5

Yew Tree Cottage, Bines Road, Partridge Green

CHANGE OF USE OF LAND FROM PADDOCK TO RESIDENTIAL GARDEN AND INSTALLATION OF SOLAR PANELS

– Retrospective Change of Use prior to installation of solar.

A: REQUIREMENT

A1 The property owners have been using the land to the East of the Cottage as a garden.
A2 They are now wishing to provide power in the most ecologically sound manner by installing two solar panels on this ground.

B: ASSESSMENT

B1 The main building is a dwelling that is listed Grade II and described fully in the Heritage Report.
B2 The replacement outbuildings were approved under references DC/22/1825 and 1826.
B2 The residential site is limited to the area adjacent to the road, and the small paddock to the east is classed as agricultural, nevertheless it is attached to the dwelling insofar as there is no boundary definition between them.
B3 The adjoining site to the north has a very large modern barn on the boundary, and a new building on the application site would cause little offense to the property owners there, as it will not be visible to them.
B4 The site is fairly clear of trees and not visible from the road. The outbuildings and listed cottage are clearly within the same context, and the proposals must fully reflect the importance of the heritage asset.

C: PROPOSAL

C1 Planning permission is sought for the change of use of one ½ acre paddock positioned to the east of Yew Tree Cottage from a paddock to residential garden and the installation of a ground mounted solar panel array to supply 75% of the energy needs of the property. The land itself has no association with any agricultural holding and cannot be accessed other than through the residential curtilage of the property. The use is already occurring with the land forming mown and unmown grassland and wild flowers.
C2 Install solar panels on the ground to the south east of the main building in the paddock, to be shielded from view of the main building by a new hedgerow.

D: DESIGN

D1 Yew Tree Cottage sits to the south of Partridge Green and comprises a detached residential dwelling set within a ½ acre curtilage that fronts onto Bines Road. To the east of the dwelling sat a paddock, with the boundaries demarcated by hedgerow to the south, post and wire fence to the east and wooden fence to the North. A small portion of the post and rail fence between the property and the paddock remains to the West. There is no access to the paddock other than through the residential curtilage.
D2 Yew Tree Cottage and its former adjoining paddock has as residential property and garden to its North, agricultural land to the East, Homelands Drive and Farm shop to the South and Bines Road to the West.
The images below confirm the site location and illustrate the area of the application and its immediate surrounds.



D3 Ground mounted solar panels are both visually more discreet and easier to service.

D4 The Ground screw system proposed does not require foundations will have minimal impact on the environment;

D3 The panels are lower than the fencing and hedging to the North and South and within permissible limits for boundary structures.

D4 The location, height and profile of these panels will cause minimal visual intrusion on the immediate surrounding area.

E: ACCESS

E1 No change to access to the site is sought
E2 The work will only take a week and not require delivery of heavy components and all cars and deliveries will be off the road onto the private driveway area, so will have little on impact other users of Bines Road.

F: CONCLUSION

F1 The land is already being used as a meadow garden.
F2 The installation will not be visually intrusive to either the house or adjoining property and will provide energy in a sustainable way that is supported by the Local Planning Authority.
F2 The installation will not affect the existing ecology of the area.
F3 In character and nature the proposals are well within planning requirements at local, district and national level, and comply, we suggest, with NPPF section as well as HDPF 2015 Policy 34.



Aerial view of site in 2020



Visual illustration of solar panel