



# **DESIGN AND ACCESS STATEMENT**

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**Relocation of Solar Panels – 9 Fox Fall Drive,  
The Warren, Hurst Green, BB7 9ZE.**

25<sup>th</sup> October 2021

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## 1.0 INTRODUCTION

CBRE have been instructed by Hillcrest Homes to prepare a Design and Access Statement that supports the application for the Lawful Development Certificate for Existing Use, for the relocation of the solar panels to 9 Fox Fall Drive, The Warren, Hurst Green, BB7 9ZE.

The Design and Access Statement is to accompany the Lawful Development Certificate for Existing Use submitted to Ribble Valley Borough Council, for the relocation of the solar panels from the north facing roof slope to the south facing roof slope at 9 Fox Fall Drive, The Warren, Hurst Green, BB7 9ZE.

## 2.0 CHANGE OF USE

The solar panels were originally located on the north facing roof slope and the engineers concluded that the solar panels were not operating. This is due to the solar panels originally facing north, the wrong way so they were not capturing any sunlight and consequently, not producing renewable energy for the homes to use. Therefore, the same solar panels were relocated to the south facing roofs that face onto Whalley Road. The solar panels have been installed with the following conditions observed;

- Equipment on a building should be sited, so far as is practicable, to minimise the effect on the external appearance of the building and the amenity of the area.
- When no longer needed equipment should be removed as soon as reasonably practicable.

In accordance with the Pre-application advice we received from Ribble Valley Council, we have changed the original silver railings to black railings to reduce the visual impact of the solar panels.

Additionally, when the solar panels were relocated, the following permitted development conditions were met;

- Panels should not be installed above the highest part of the roof (excluding the chimney) and should project no more than 200mm from the roof slope or wall surface.
- The panels must not be installed on a building that is within the grounds of a listed building or on a site designated as a scheduled monument.
- If your property is in a conservation area, or in a World Heritage Site, panels must not be fitted to a wall which fronts a highway.

By moving the solar panels under permitted development, the homes are generating renewable energy and reducing the carbon emissions emitted from their home.

Original Location of Solar Panels – north facing slope



Source: CBRE Ltd.

Current Location of Solar Panels – south facing slope



Source: CBRE Ltd.

### 3.0 HURST GREEN LOCATION/SITE

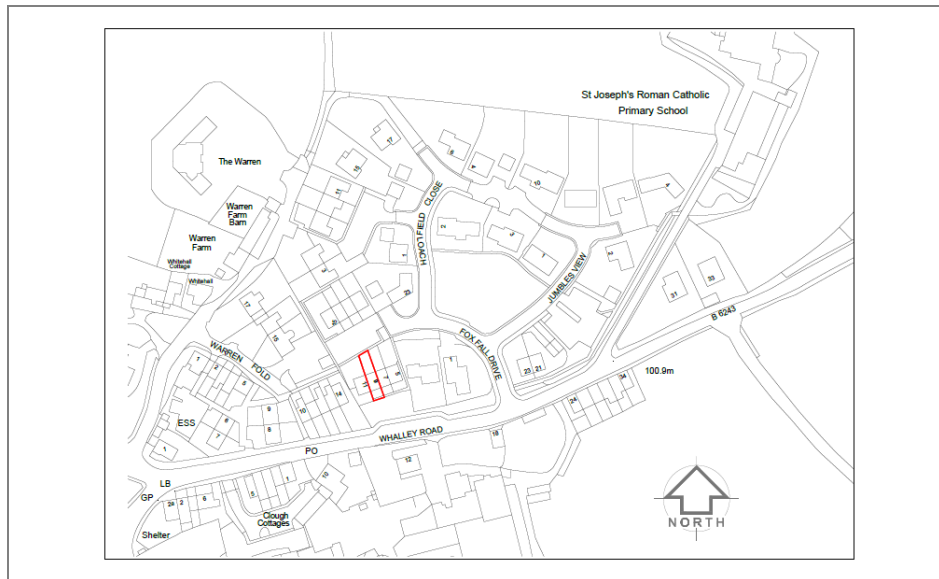
Hurst Green is a small village in The Ribble Valley district of Lancashire, and is 4 miles away from Clitheroe. This design and access statement is for 9 Fox Fall Drive, The Warren, Hurst Green, BB7 9ZE. The house is located on the southern boundary of The Warren development and faces onto Whalley Road. This property was constructed in a development scheme of 31 residential dwellings.

Satellite View of The Warren, Hurst Green



Source: Google Maps

## Location of 9 Fox Fall Drive, The Warren, Hurst Green, BB7 9ZE.



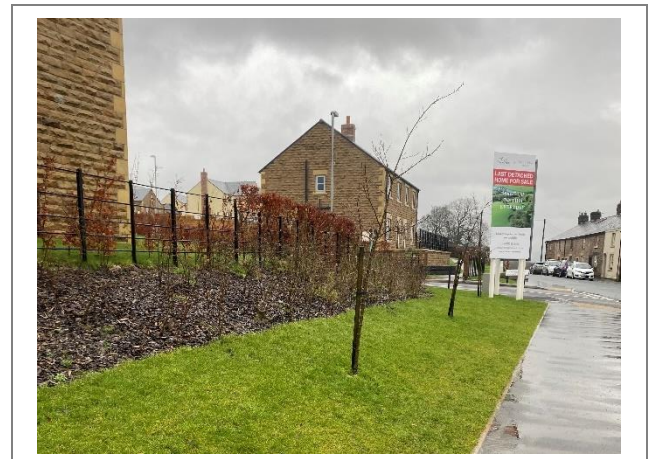
Source: CBRE Ltd

South Boundary Whalley Road



Source: CBRE Ltd.

South Boundary Whalley Road



Source: CBRE Ltd.

## 4.0 DESIGN/HERITAGE

The development is located on the edge of The Forest Bowland a designated Area of Outstanding Natural Beauty in the Ribble Valley district of Lancashire. While Hurst Green also lies in the Ribble Valley Borough Council's designated Hurst Green Conservation Area. The Warren Estate is located just outside the Conservation Area. However, the homes at The Warren, were designed to fit in with the existing characteristics of the village and are considered to compliment the heritage of the village. Please see the original Design and Access Statement submitted in planning application no. 3/2012/0964.

The homes were additionally designed to support the local and national planning policies to mitigate climate change. The house has the solar panels installed and should provide renewable energy to support the electric heating system. However, the original location of the solar panels on the north

facing roof slope, meant the solar panels did not capture the sunlight and operate as required. We recognise the relocation will have a minor visual impact from Whalley Road, but for these homes to be sustainable and reduce the carbon emissions emitted, the solar panels needed to be relocated to the south facing roof slope. To mitigate the visual impact the solar panel railings were changed from silver to black as recommended by Ribble Valley Council and all permitted development rights were met.

Due to the high profile of climate change, and the government setting a target of the UK being carbon net zero by 2050, it is common to see solar panels on the roofs of new homes. Therefore, the public should consider the relocation as a positive, and similarly expect, that a development in an area of outstanding natural beauty has made provision for sustainable energy sources.

## **5.0 ACCESS**

The house is accessed from Whalley Road by car with a private driveway available.

## **6.0 SUMMARY AND CONCLUSION**

As agreed in previous planning requirements the houses have been designed and built to fit in with the local village of Hurst Green. Additionally, the dwellings are meant to be energy efficient homes to support local and national policies to mitigate climate change. However, due to the original location of the solar panels being on the north facing roof slope, they were not meeting this standard. Therefore, the home required the solar panels to be moved from the north facing roof slope to the south facing roof slope. This allows the solar panels to operate effectively and provide renewable energy to the homes.