

Heritage Impact Assessment

Installation of Seven Photovoltaic Panels at

Wood Farm House, Wood Farm Lane, Woodville, DE11 7JY



1. Background and Significance of the Heritage Asset

Wood Farm House is a Grade II listed building forming part of a former farmstead which has historically been converted to residential use alongside associated agricultural buildings. The surrounding area has gradually become more developed over time, resulting in the original farmhouse now sitting within a small cul-de-sac serving six residential properties.

The property itself has undergone a number of historic alterations and adaptations. Due to the evolution of the site, the original principal elevation now faces into the private garden area, while the current main entrance is located to what was historically the rear elevation.

The building is constructed primarily of red facing brick with areas of render, under a plain tiled roof with painted timber windows. The site is enclosed by boundary walls and fencing with a small walled frontage and shared access surface.

The proposal relates solely to the recently constructed garage building approved under planning permission and Listed Building Consent references DMPA/2019/1201 and DMPA/2019/1249.

2. Proposal

The proposal is for the installation of seven integrated photovoltaic solar panels on the south-facing roof slope of the approved garage building.

The panels would comprise: DMEGC 405W Solar Panels x 7: All-black, low glare.

- Seven black integrated photovoltaic panels
- Arranged horizontally
- Positioned three panels high to either side of the rooflight/windows, with one panel beneath

The total combined electrical output would be approximately 2.835kW.



3. Relevant Planning History

Relevant recent planning history includes:

- DMPA/2019/1201 and DMPA/2019/1249 – Erection of replacement garage with accommodation above
- DMPA/2019/1199 and DMPA/2019/1239 – Erection of single-storey side extension, new porch and boundary wall

4. Impact on Heritage Significance

The solar panels would result in a very limited degree of visual change to the site. The panels are on the south-facing roof slope of the newer garage structure rather than the original historic farmhouse itself.

The garage is a modern addition and does not form part of the principal historic fabric of the heritage asset. The proposed panels would therefore avoid direct alteration to the historic building.

The panels would be integrated into the roof slope and finished in black, reducing their visual prominence. Due to the position of the garage within the site and the surrounding mature trees and landscaping, views of the panels from the public realm would be extremely limited. Visibility would largely be confined to private garden areas within Wood Farm House itself.

The proposal would therefore preserve the character and appearance of the heritage asset and its setting. Any impact on significance would be negligible and would amount to less than substantial harm, if any.

5. Public Benefits

The proposal would provide a sustainable source of renewable energy for Wood Farm House and would contribute toward reducing energy consumption from non-renewable sources.

The works support wider environmental sustainability objectives while ensuring the historic character and significance of the heritage asset are preserved.

6. Conclusion

The proposed installation of seven integrated photovoltaic panels has been carefully designed to minimise visual impact on the heritage asset and surrounding area.

The panels are discreetly positioned on a modern garage building, are largely screened from public view, and do not involve the loss or alteration of significant historic fabric.

The proposal is therefore considered to preserve the significance, character, and setting of the heritage asset while delivering environmental and sustainability benefits.