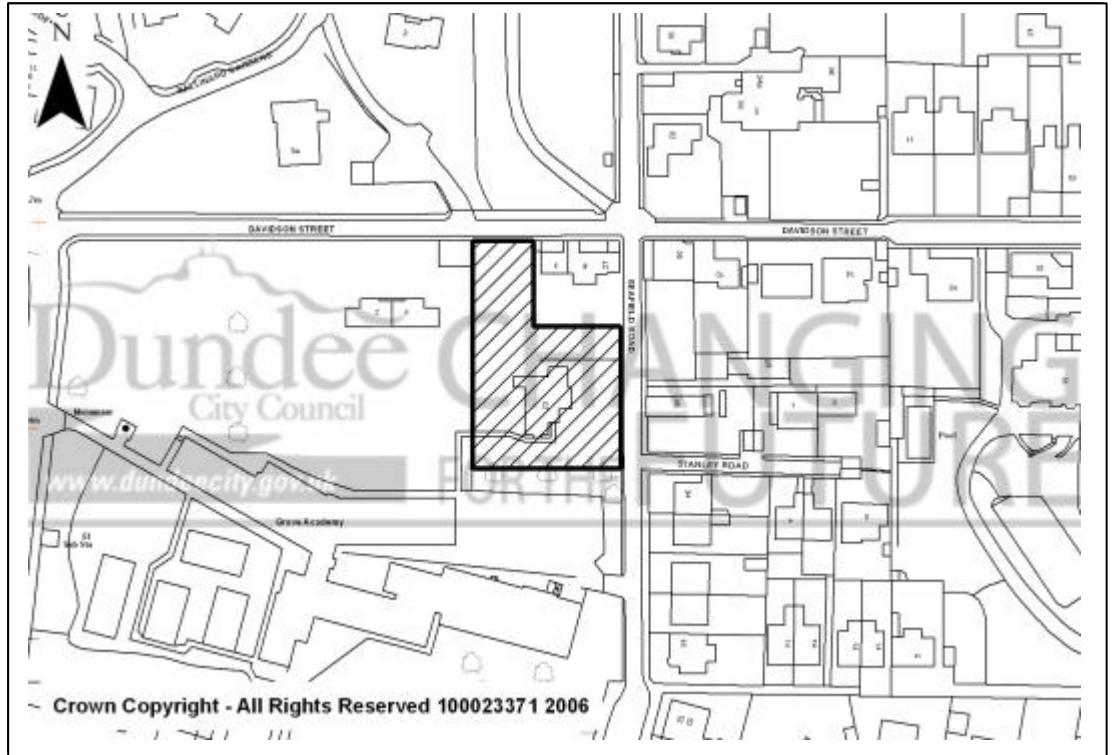


KEY INFORMATION**Ward** The Ferry**Proposal**Installation of Solar Panels
on Garage Roof**Address**23 Seafield Road
Broughty Ferry
Dundee**Applicant**M Linton
2 Ellieslea Road
Broughty Ferry
Dundee
DD5 1JT**Agent**James Paul Associates
4 Brook Street
Broughty Ferry
Dundee
DD5 1DP**Registered** 11 Dec 2008**Case Officer** P Macari

Proposed Solar Panels in Seafield Road

The installation of Solar Panels on a Garage Roof is **RECOMMENDED FOR APPROVAL** subject to **conditions**. Report by Director of Planning and Transportation.

RECOMMENDATION

The concerns of Broughty Ferry Community Council are not supported. The proposals are considered to comply with the criteria of Policy 55 (Urban Design) and Policy 61 (Development within Conservation Areas) of the Dundee Local Plan Review 2005. There are no other material considerations that would justify laying aside the provisions of the Development Plan to withhold planning permission. Therefore, the application is recommended for **APPROVAL** subject to conditions.

SUMMARY OF REPORT

- Planning permission is sought to install solar panels on the southern roof plane of the recently built detached garage approved by planning permission 07/00928/COU.
- Policy 55 (Urban Design) and Policy 61 (Development within Conservation Areas) of the Dundee Local Plan Review 2005 are relevant to the outcome of this application.
- No letters of objection have been received from neighbouring residents
- Broughty Ferry Community Council has objected to the proposals on the grounds that the solar panels will detract from the appearance of the main elevation of the listed mansion house.

DESCRIPTION OF PROPOSAL

Planning permission is sought to install solar panels on the southern roof plane of the recently built detached garage approved by planning permission 07/00928/COU.

The proposed solar panels will project from the roof plane of the garage by 0.05m. The solar panels shall also be grey in colour to blend with the appearance of the natural slate roof of the garage.

SITE DESCRIPTION

The application site is located on the west side of Seafield Road and south side of Davidson Street. There is a two storey B-listed building, which has two pedestrian access gates from Seafield Road. The building is a Z-plan Jacobean-style house with ashlar stone walls and slate roof. There is a single storey entrance porch on the south elevation with glass fanlight set into a recessed panel. A further entrance door is located on the east elevation but this was added at a later stage as a fire exit door. Many of the rooms have decorative cornice details, ceiling roses and fireplaces. There is a high stone wall along the Seafield Road and Davidson Street boundaries, this is also B listed. There are various mature and semi-mature trees within the site and along the boundaries.

There is a newly built detached double garage in the eastern side garden grounds of the house. The garage has a slate pitched roof with cream wet dash rendered walls.

POLICY BACKGROUND

Dundee and Angus Structure Plan 2001-2016

There are no policies relevant to the determination of this application.

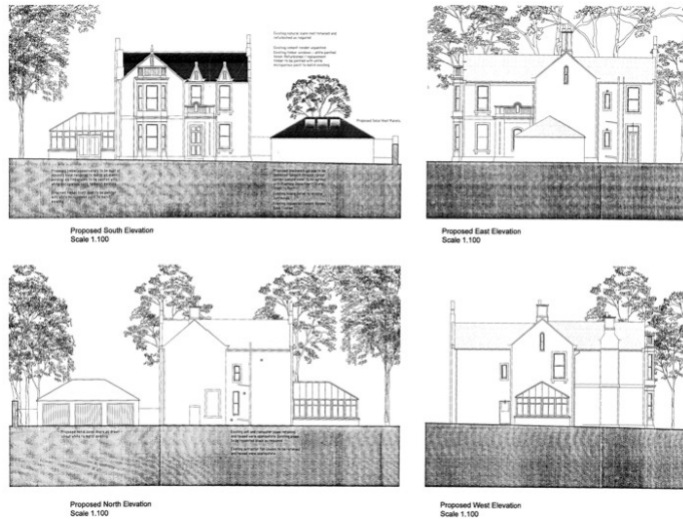
Dundee Local Plan 2005

The following policies are of relevance:

Policy 55: Urban Design - for all new developments the emphasis will be on design quality and the City Council will seek the creation of new public

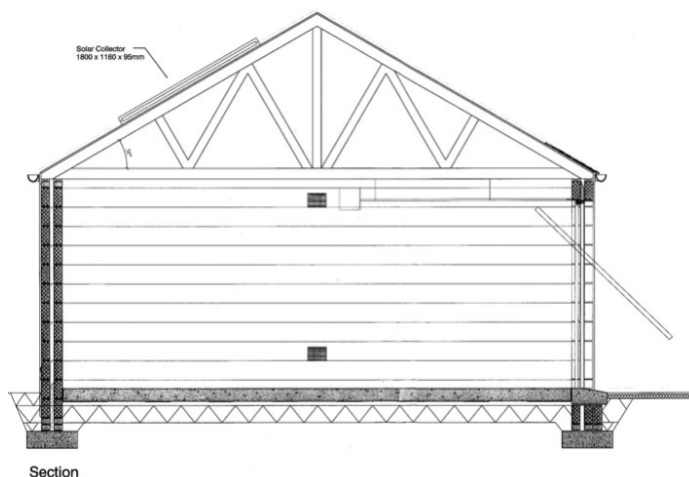
places and points of interest which incorporate architectural and landscape features and reflect and enhance historic street layouts, significant views and vistas. All development should respect the setting of listed buildings.

The City Council require the use of Design Statements for planning applications or listed building applications for new buildings or extensions to existing buildings on significant sites.



All development will, in its design and layout, be expected to contribute to an environment which is safe and accessible to all.

Policy 61: Development within Conservation Areas - within conservation areas all development proposals will be expected to preserve



or enhance the character of the surrounding area. This will require the retention of all features which contribute to the character and appearance, including unlisted buildings of townscape interest, trees and landscape features and the historic

pattern of streets and spaces, as identified in the Conservation Area management plans to be advanced in the near future.

Scottish Planning Policies, Planning Advice Notes and Circulars

There are no statements of Government policy relevant to the determination of this application.

Non Statutory Statements of Council Policy

There are no non statutory Council policies relevant to the determination of this application.

SUSTAINABILITY ISSUES

There are no specific sustainability policy implications arising from this application.

SITE HISTORY

On 17 December 2007, the Council's Development Quality Committee granted planning permission and listed building consent for the conversion of Avrom House, 23 Seafield Road Broughty Ferry from a vacant school building to a domestic dwelling including the erection of a detached double garage and conservatory extension.

Prior to the approval of the proposed conversion of Avrom House, proposals to redevelop the application site included conversion into two flats and the erection of a house in the garden grounds. These proposals were considered to have a negative impact upon the B listed building as well as being contrary to the provisions of the Development Plan. The respective applications for planning permission and listed building consent were withdrawn before the proposals could be reported to the Development Quality Committee.

Applications for planning permission and listed building consent for the substitution of the glazed conservatory roof with a slate roof and the formation of a pedestrian access in the B listed northern boundary wall appear elsewhere on the agenda.

PUBLIC PARTICIPATION

The applicant has carried out the statutory neighbour notification procedure as detailed in the Town and Country Planning (General Development Procedure) Scotland Order 1992. No letters of objection have been received.

CONSULTATIONS

Broughty Ferry Community Council has objected to the proposals on the grounds that the proposed solar panels will detract from the main appearance of the main elevation of the B listed mansion house.

No other adverse comments have been received from Consultees.

OBSERVATIONS

In accordance with the provisions of Section 25 of the Act the Committee is required to consider:

- a whether the proposals are consistent with the provisions of the development plan; and if not
- b whether an exception to the provisions of the development plan is justified by other material considerations.

In accordance with Section 59 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 the Council is required to have special regard to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses.

In accordance with Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 the Council is required to have special regard to the desirability of preserving or enhancing the character or appearance of the Conservation Area.

The Development Plan

The provisions of the development plan relevant to the determination of this application are specified in the Policy background section above

The scale, massing and design of the proposed solar panels is such that once installed they will project beyond the existing roof plane of the garage by approximately 0.05m. The panels will blend well with the existing slate finish of the garage roof as they are grey colour and when viewed in conjunction with the existing roof will have a smooth textured appearance



much like natural slate. It is therefore considered that the proposed solar panels will have a minimal impact upon the historic character and visual setting of the B listed building.

The addition of micro-renewable energy provision is considered a positive addition to the redeveloped B listed Avrom House. This is because the design of the proposed solar panels is a clear demonstration that traditional historic buildings and modern technology can gel through the use sensitive contemporary architecture.

In accordance with requirements of Policy 61, the proposed solar panels will not have a significant impact upon the Forthill Conservation Area. This is because the proposed solar panels once installed will project no more than 0.05m from the roof plane with their grey colour blending with the natural slate finish of the garage roof, B Listed Building and extension.

It is concluded from the foregoing that the proposal complies/does not comply with the provisions of the development plan.

Statutory Duty

When assessed against the criteria of Policy 55 (Urban Design) and Policy 61 (Development within Conservation Areas) the proposed solar panels are not considered to impact upon the historic character and setting of the B listed Avrom House. It is with this in mind that the statutory duty set out in Sections 59 and 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 is discharged.

Other Material Considerations

The other material considerations to be taken into account are as follows:

a Views of Broughty Ferry Community Council

Broughty Ferry Community Council has objected to the installation of solar panels on the newly built garage roof as they consider such a development to detract from the appearance of the B listed building.

From the assessment of the proposals against the criteria of Policy 55 (Urban Design) and Policy 61 (Development

within Conservation Areas) of the Dundee Local Plan Review 2005, it has been demonstrated that the proposed solar panels although a modern addition to a traditionally designed building and adjacent to a B listed building will not impact upon the character or setting of either building or the surrounding conservation area. This is because the scale, massing and design of the proposed solar panels is such that once installed they will have a minimum projection of 0.05m beyond the existing roof plane of the garage. The panels will blend well with the existing slate finish of the garage roof as they are grey colour and when viewed in conjunction with the existing roof will have a smooth textured appearance much like natural slate. It is therefore considered that the proposed solar panels will have minimal impact upon the historic character and visual setting of the B listed building and surrounding conservation area.

The concerns of Broughty Ferry Community Council are not supported.

It is concluded from the foregoing that insufficient weight can be accorded to any of the material considerations such as to justify the refusal of planning permission contrary to the provisions of the development plan. It is therefore recommended that planning permission be granted with conditions.

Design

The addition of micro-renewable energy provision is considered a positive addition to the redeveloped B listed Avrom House. This is because the design of the proposed solar panels is a clear demonstration that traditional historic buildings and modern technology can gel through the use sensitive contemporary architecture.

CONCLUSION

The concerns of Broughty Ferry Community Council are not supported. The proposals are considered to comply with the criteria of Policy 55 (Urban Design) and Policy 61 (Development within Conservation Areas) of the Dundee Local Plan Review 2005. There are no other material considerations that would justify laying aside the provisions of the Development Plan to withhold planning permission.

RECOMMENDATION

It is recommended that consent be GRANTED subject to the following condition:-

- 1 The development hereby permitted shall be commenced within five years from the date of this permission

Reason

- 1 To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997.