



# Local Review Body (LRB) 5<sup>th</sup> December 2022

220667/DPP - 1 Westerton Road,  
Installation of solar panels to roof

Lucy Greene, Planning Advisor

# Location Plan



# Aerial Photograph

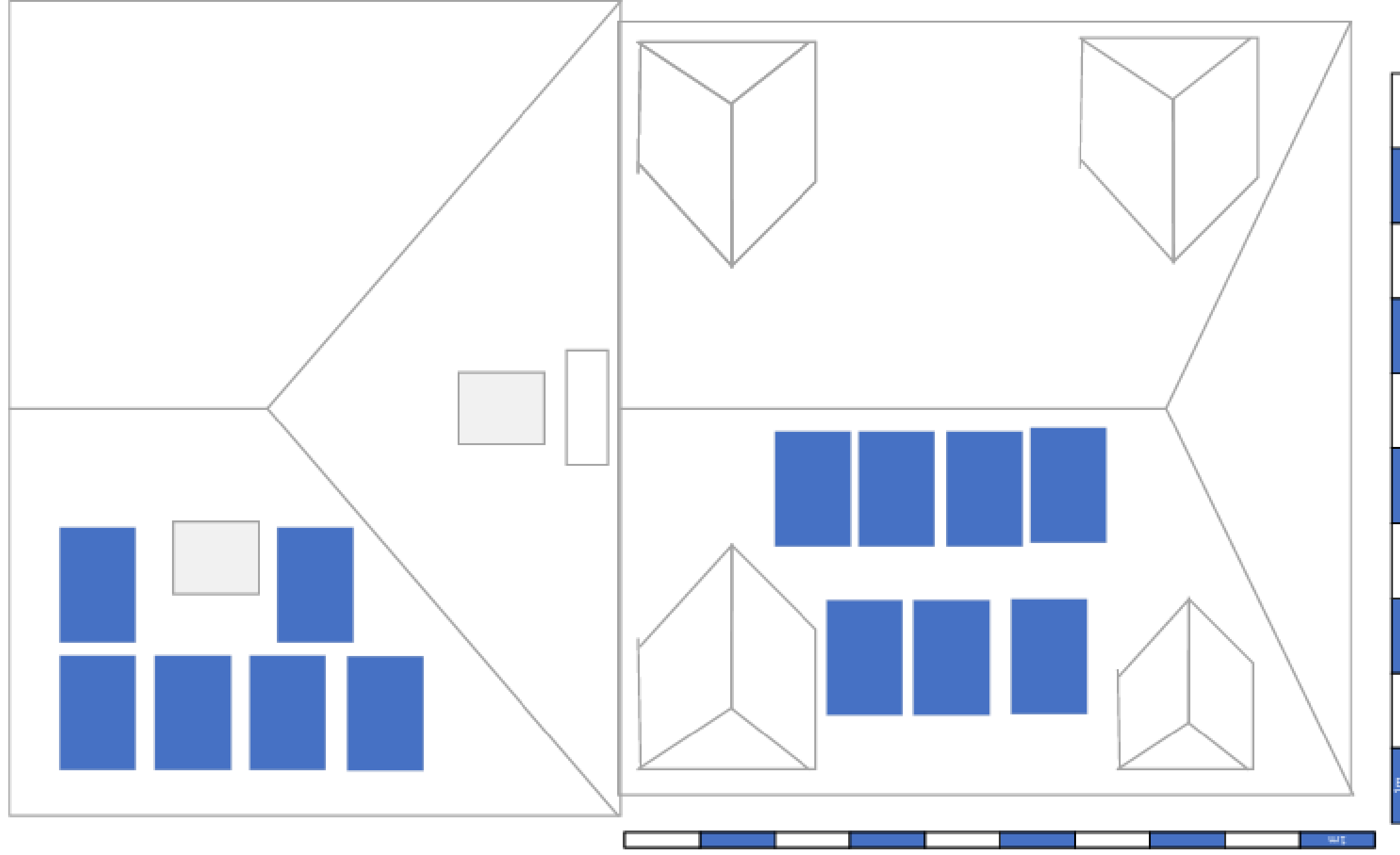


# Google 3D 2022



# Plans as Proposed

Proposed Roof Plan showing  
solar panels in blue



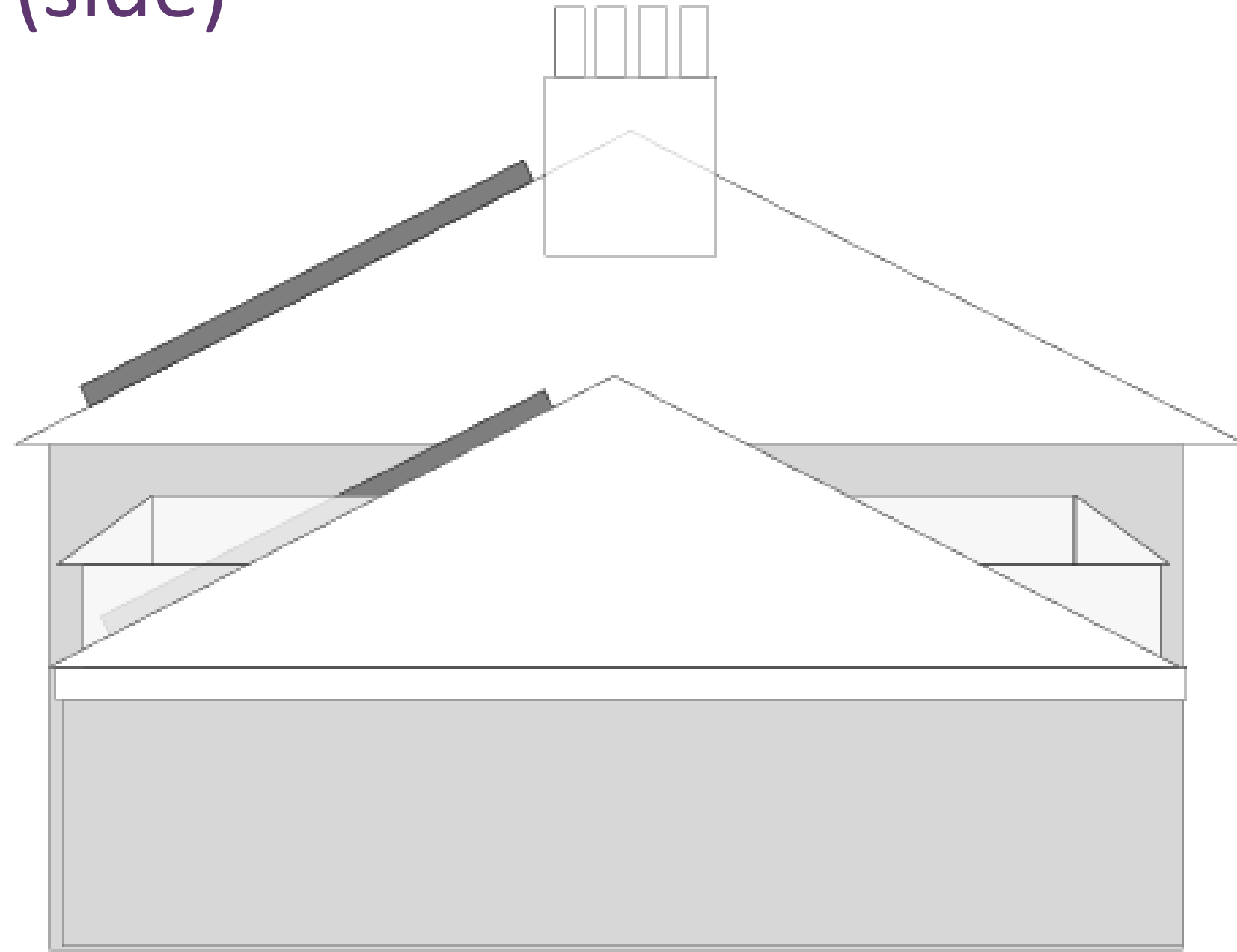
Scale  
1:100

# Proposed Elevation front

Solar panels to be installed on the roof as indicated in blue

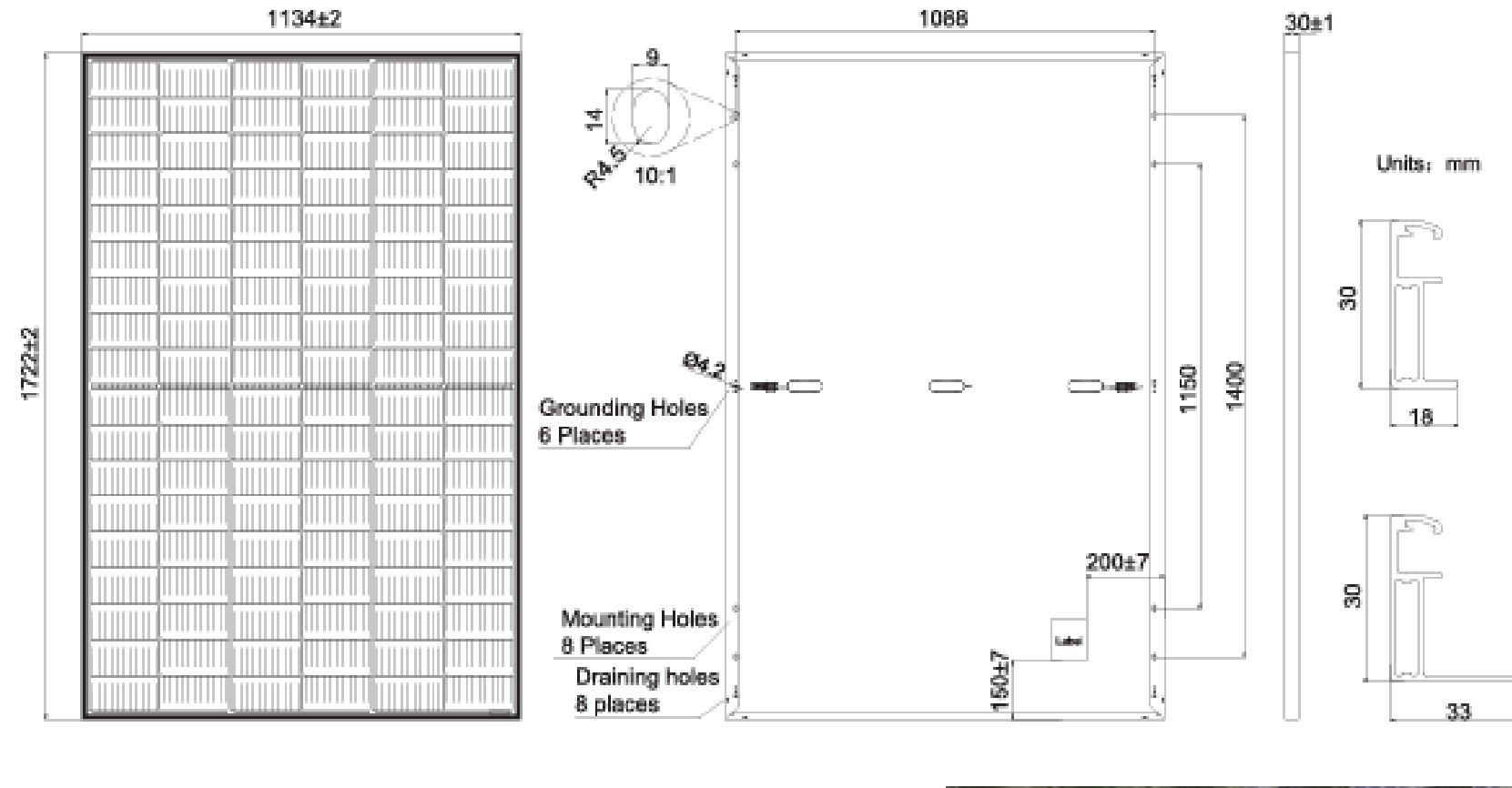


# Proposed Elevation (side)



East facing side elevation  
Scale 1:100





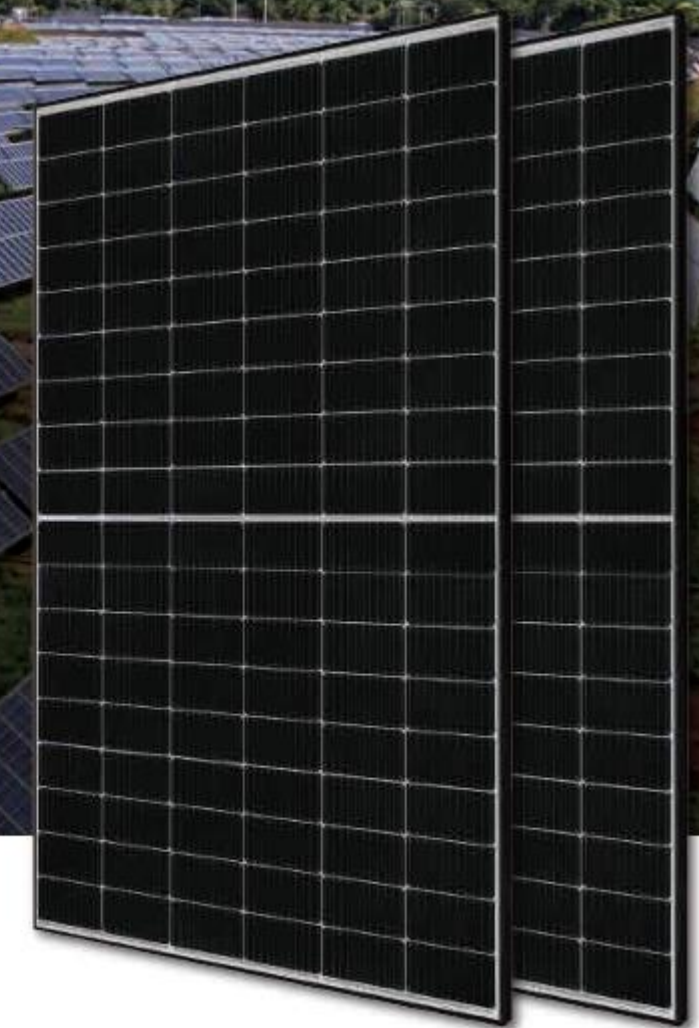
# Proposed panels



**Mono** 415W MBB Half-cell Module  
 JAM54S30 390-415/MR Series

**Introduction**

Assembled with 11BB PERC cells, the half-cell configuration of the modules offers the advantages of higher power output, better temperature-dependent performance, reduced shading effect on the energy generation, lower risk of hot spot, as well as enhanced tolerance for mechanical loading.



 Higher output power

 Lower LCOE



# Reasons for Refusal

- Stated in full in Report of Handling in Agenda. Key points:
  - Requirement for solar panels and alternative improvements not sufficiently explored
  - Location and design of panels would be overly prominent, with adverse impact on Conservation Area
  - Contrary to Policy H1-Residential Areas D1-Design, D4-Historic Environment, R8-Renewables and Householder Design Guide
  - Contrary to Managing Change Guidance on Roofs and Micro-renewables, and HEPS

# Applicant's Case

## Summary:

- The panels would be grey on a grey roof, and not raised high. They would complement the building.
- The Energy Saving Trust assess insulation and existing energy savings prior to approving loan. House is heated by gas and electricity from panels would be used for EVs as well as none heating needs.
- Solar panels would reduce CO2 emissions as use of grid electricity would decrease – with grid electricity largely coming from burning gas.

# Policies – LDP 2017

Policy H1: Relates to new residential developments (excerpt)

## Policy H1 - Residential Areas

Within existing residential areas (H1 on the Proposals Map) and within new residential developments, proposals for new development and householder development will be approved in principle if it:

- 1 does not constitute over development;
- 2 does not have an unacceptable impact on the character and amenity of the surrounding area;
- 3 does not result in the loss of valuable and valued areas of open space. Open space is defined in the Aberdeen Open Space Audit 2010; and
- 4 complies with Supplementary Guidance.

# Policies and Guidance

## Adopted LDP 2017

- D4 – Historic Environment
- R8 – Renewable and Low Carbon Energy Developments

## Proposed Aberdeen Local Development Plan (2020)

- D1 – Quality Placemaking
- D2 – Amenity
- H1 – Residential Areas
- Policy D6: Historic Environment
- Policy R8: Renewable and Low Carbon Energy Developments

- Householder Design Guide
- Historic Environment Policy for Scotland (HEPS)
- Managing Change in the Historic Environment: Roofs
- Managing Change in the Historic Environment: Micro-Renewables
- Scottish Planning Policy 2020

# Pitfodels Conservation Area



Aberdeen City Conservation Area Character Appraisals and Management Plan

## **Pitfodels**

To be read in conjunction with Section 1: Strategic Overview and Section 2: Management Plan

January 2015

**Planning and Sustainable Development**  
Aberdeen City Council  
Business Hub 4 - Marischal College  
Broad Street  
Aberdeen  
AB10 1AB  
[www.aberdeencity.gov.uk](http://www.aberdeencity.gov.uk)

# D1: Quality Placemaking by Design

All dev't must *“ensure high standards of design and have a strong and distinctive sense of place which is a result of context appraisal, detailed planning, quality architecture, craftsmanship and materials”*.

Proposals will be assessed against the following six essential qualities:

- Distinctive
- Welcoming
- Safe and pleasant
- Easy to move around
- Adaptable
- Resource-efficient

# Evaluation

- **Primacy of Development Plan**
- **The Planning Act requires all applications to be determined in accordance with Development Plan unless material considerations indicate otherwise**
- **Careful assessment, each application treated on its merits**

# Basis for Decision

Zoning:

How would it affect the character and amenity of the area and character of the Conservation Area as set out in policy H1 and the relevant supplementary guidance?

- 1. Does the proposal comply with the Development Plan when considered as a whole?**
- 2. Do other material considerations weigh for or against the proposal? Are they of sufficient weight to overcome any conflict with the Development Plan?**

Decision – state clear reasons for decision





Thank you  
Questions ?

Lucy Greene (Planning Advisor): [lgreene@aberdeencity.gov.uk](mailto:lgreene@aberdeencity.gov.uk)