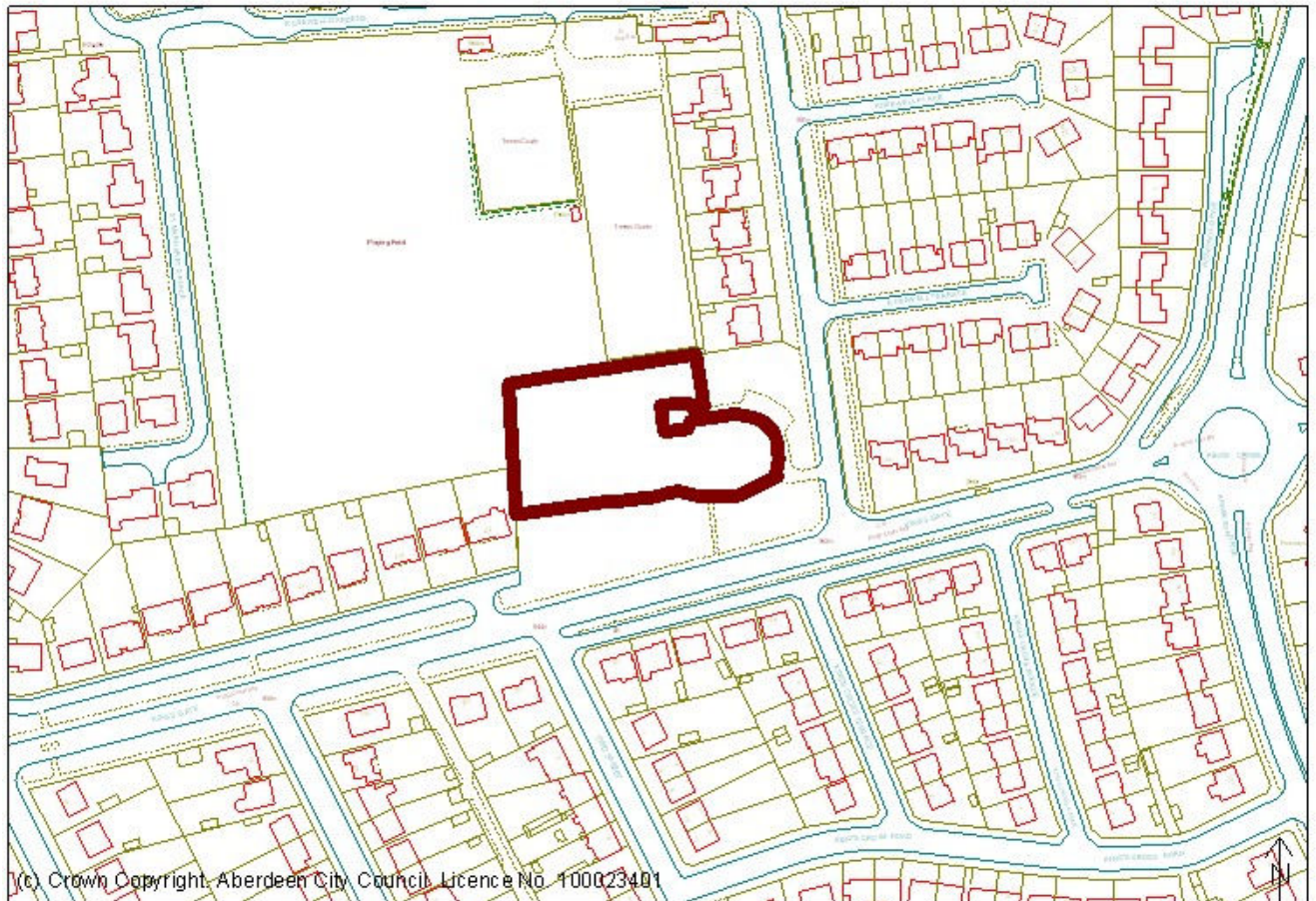


ROSEWELL OLD PEOPLES HOME, KING'S  
GATE, ABERDEEN

THE INSTALLATION OF SOLAR  
PHOTOVOLTAIC (PV) PANELS ON THE  
SOUTH FACING ROOF OF THE  
PROPERTY.

For: Aberdeen City Council

Application Ref.	: P120536	Advert	:
Application Date	: 19/04/2012	Advertised on	:
Officer	: Frances Swanston	Committee Date	: 14 June 2012
Ward: Hazlehead/Ashley/Queen's Cross(M Greig/J Stewart/R Thomson/J Corall)		Community Council	: No response received



**RECOMMENDATION: Approve Unconditionally**

## **DESCRIPTION**

Rosewell Old People's Home was built in 2009 and has 60 rooms for elderly clients. The building is two-storeys in height with pitched roof sections, and has been finished in a mixture of white render, timber and glass. The building comprises a central 'spine' with two wings to the west and one wing to the east. The building is sited to the north side of King's Gate between Summerhill Gardens and St. Margaret's Place, to the south of St Margaret's school playing fields and tennis courts. There are residential properties immediately adjoining the site to the west and north along King's Gate and Summerhill Road.

## **HISTORY**

Aberdeen City Council is the first local authority in Scotland to apply for the 'Rent a Roof' scheme and is in the process of installing solar panels on 90 public buildings around the City, which include sheltered housing developments, schools, offices and Council depots. The scheme involves the Council buying the electricity generated by the panels to power Council buildings. 12 of the buildings require planning permission to install the solar panels primarily due to the size/number of the panels involved.

## **PROPOSAL**

Detailed planning permission is sought for the installation of solar photovoltaic (PV) panels on the south facing roofs of the two west wings of Rosewell Old People's Home. In total 147 individual panels installed with the majority of these positioned on the west wing closest to King's Gate. The solar panels would be joined together in lines and would be fixed to a frame mounting system and would be positioned south-west facing at a tilt of 30 degrees to maximise solar gain. The panels would be installed flush with the roof plane, which is already at the appropriate angle.

Each solar panel would measure 1650mm by 941mm with a thickness of 46mm and would appear dark blue in colour.

## **REASON FOR REFERRAL TO SUB-COMMITTEE**

The application site is owned by Aberdeen City Council and therefore the application does not fall within the Council's agreed Scheme of Delegation and requires to be determined by the Development Management Sub-Committee.

## **CONSULTATIONS**

ROADS SECTION – No comments.

ENVIRONMENTAL HEALTH – No comments received.

COMMUNITY COUNCIL – No comments received.

## **REPRESENTATIONS**

None.

## **PLANNING POLICY**

### **Aberdeen Local Development Plan**

**Policy R8 Renewable and Low Carbon Energy Developments** – the development of renewable and low carbon energy schemes is supported and applications will be supported in principle if proposals:

- Do not cause significant harm to the local environment, including landscape character and the character and appearance of listed buildings and conservation areas.
- Do not negatively impact on air quality.
- Do not negatively impact on tourism.
- Do not have a significant adverse impact on the amenity of dwelling houses.

**Policy D 1 Architecture and Placemaking** - To ensure high standards of design, new development must be designed with due consideration for its context and make a positive contribution to its setting. Factors such as siting, scale, massing, colour, materials, orientation, details, the proportions of building elements, together with the spaces around buildings, including streets, squares, open space, landscaping and boundary treatments, will be considered in assessing that contribution.

## **EVALUATION**

Sections 25 and 37(2) of the Town and Country Planning (Scotland) Act 1997 (as amended) requires planning applications to be determined in accordance with the provisions of the development plan unless material considerations indicate otherwise. Policy R8 states that the development of renewable and low carbon energy schemes is supported and applications will be supported in principle subject to a number of criteria. The proposed solar panels would have some visual impact upon the building and would be visible from properties on Kings' Gate, in particular the houses opposite the care home, which are a distance of 60 metres away. The closest house is at 202 King's Gate, but it is in such close proximity that views to the roof would be almost impossible. However, the visual impact of the panels would be minimal as would be their impact upon the amenity of the wider area. The orientation of the panels reflects the optimum solar gain. Having the panels fixed to a pitched roof does increase the visual impact of the panels, but this impact would not be an adverse one.

The agent in supporting information states that the installation of the solar panels would have a positive contribution in raising awareness to the needs of renewable energy. The solar panels would not negatively impact on air quality or on tourism, given their proposed location in accordance with Policy R8.

Therefore in conclusion, the solar panels would have some visual impact upon the school building and wider area, but this would not be detrimental to either visual or residential amenity in accordance with Policy R8. The panels have been

sited with due consideration for their context and would make an overall positive contribution to their setting, in accordance with Policy D1 of the Aberdeen Local Development Plan.

## **RECOMMENDATION**

**Approve Unconditionally**

## **REASONS FOR RECOMMENDATION**

that the visual impact of the proposed solar (PV) panels would be acceptable upon the appearance of the building and would not detract from the overall visual amenity of the area in accordance with Policy R8, and as such have been designed with due consideration for their context, in accordance with Policy D1 of the Aberdeen Local Development Plan.

**Dr Margaret Bochel**

Head of Planning and Sustainable Development.