

**TCP/11/16(238)**

**Planning Application 12/02175/FLL – Installation of 12 solar panels (in retrospect) at Rockdale House, Kinfauns, PH2 7JZ**

**PAPERS SUBMITTED  
BY THE  
APPLICANT**



# NOTICE OF REVIEW

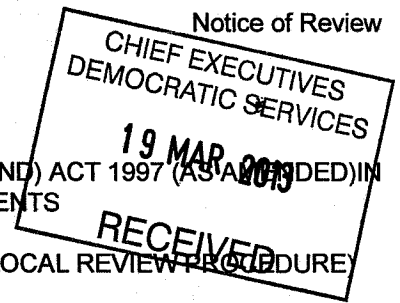
UNDER SECTION 43A(8) OF THE TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997 (AS AMENDED) IN RESPECT OF DECISIONS ON LOCAL DEVELOPMENTS

THE TOWN AND COUNTRY PLANNING (SCHEMES OF DELEGATION AND LOCAL REVIEW PROCEDURE) (SCOTLAND) REGULATIONS 2008

THE TOWN AND COUNTRY PLANNING (APPEALS) (SCOTLAND) REGULATIONS 2008

**IMPORTANT: Please read and follow the guidance notes provided when completing this form. Failure to supply all the relevant information could invalidate your notice of review.**

Use BLOCK CAPITALS if completing in manuscript



## Applicant(s)

Name **MR & MRS WILSON**

Address **ROCKDALE HOUSE  
KINFARNS**

Postcode **PH2 7JZ**

Contact Telephone 1

Contact Telephone 2

Fax No

E-mail\*

## Agent (if any)

Name **DAVID JARVIE**

Address **27 AYTOUN ROAD  
POLLOKSHIELDS  
GLASGOW**

Postcode **G41 5HW**

Contact Telephone 1 **0141 423 0905**

Contact Telephone 2 **07711 618 024**

Fax No

E-mail\* **dave.jarvie@aol.com**

Mark this box to confirm all contact should be through this representative: ☒

\* Do you agree to correspondence regarding your review being sent by e-mail?

Yes ☒ No ☐

Planning authority

**PORTH & KINROSS**

Planning authority's application reference number

**12/02175/FUL**

Site address

**ROCKDALE HOUSE, KINFARNS, PH2 7JZ**

Description of proposed development

**INSTALLATION OF 12 SOLAR PANELS**

Date of application

**17/12/12**

Date of decision (if any)

**26/2/13**

Note. This notice must be served on the planning authority within three months of the date of the decision notice or from the date of expiry of the period allowed for determining the application.

**Nature of application**

1. Application for planning permission (including householder application) ☒
2. Application for planning permission in principle ☐
3. Further application (including development that has not yet commenced and where a time limit has been imposed; renewal of planning permission; and/or modification, variation or removal of a planning condition) ☐
4. Application for approval of matters specified in conditions ☐

**Reasons for seeking review**

1. Refusal of application by appointed officer ☒
2. Failure by appointed officer to determine the application within the period allowed for determination of the application ☐
3. Conditions imposed on consent by appointed officer ☐

**Review procedure**

The Local Review Body will decide on the procedure to be used to determine your review and may at any time during the review process require that further information or representations be made to enable them to determine the review. Further information may be required by one or a combination of procedures, such as: written submissions; the holding of one or more hearing sessions and/or inspecting the land which is the subject of the review case.

Please indicate what procedure (or combination of procedures) you think is most appropriate for the handling of your review. You may tick more than one box if you wish the review to be conducted by a combination of procedures.

1. Further written submissions ☐
2. One or more hearing sessions ☐
3. Site inspection ☒
4. Assessment of review documents only, with no further procedure ☒

If you have marked box 1 or 2, please explain here which of the matters (as set out in your statement below) you believe ought to be subject of that procedure, and why you consider further submissions or a hearing are necessary:

**Site inspection**

In the event that the Local Review Body decides to inspect the review site, in your opinion:

- |  | Yes                                 | No                                  |
|--|-------------------------------------|-------------------------------------|
| 1. Can the site be viewed entirely from public land?                                 | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 2. Is it possible for the site to be accessed safely, and without barriers to entry? | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |

If there are reasons why you think the Local Review Body would be unable to undertake an unaccompanied site inspection, please explain here:

ACCESS FOR SITE INSPECTION CAN BE ARRANGED BY CONTACTING AGENT.

**Statement**

You must state, in full, why you are seeking a review on your application. Your statement must set out all matters you consider require to be taken into account in determining your review. Note: you may not have a further opportunity to add to your statement of review at a later date. It is therefore essential that you submit with your notice of review, all necessary information and evidence that you rely on and wish the Local Review Body to consider as part of your review.

If the Local Review Body issues a notice requesting further information from any other person or body, you will have a period of 14 days in which to comment on any additional matter which has been raised by that person or body.

State here the reasons for your notice of review and all matters you wish to raise. If necessary, this can be continued or provided in full in a separate document. You may also submit additional documentation with this form.

SEE ATTACHED SHEET.

Have you raised any matters which were not before the appointed officer at the time the determination on your application was made?

Yes ☐ No ☒

If yes, you should explain in the box below, why you are raising new material, why it was not raised with the appointed officer before your application was determined and why you consider it should now be considered in your review.

**List of documents and evidence**

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review and intend to rely on in support of your review.

SEE ATTACHED SHEET

**Note.** The planning authority will make a copy of the notice of review, the review documents and any notice of the procedure of the review available for inspection at an office of the planning authority until such time as the review is determined. It may also be available on the planning authority website.

**Checklist**

Please mark the appropriate boxes to confirm you have provided all supporting documents and evidence relevant to your review:

- ☒ Full completion of all parts of this form
- ☒ Statement of your reasons for requiring a review
- ☒ All documents, materials and evidence which you intend to rely on (e.g. plans and drawings or other documents) which are now the subject of this review.

**Note.** Where the review relates to a further application e.g. renewal of planning permission or modification, variation or removal of a planning condition or where it relates to an application for approval of matters specified in conditions, it is advisable to provide the application reference number, approved plans and decision notice from that earlier consent.

**Declaration**

I the ~~applicant~~/agent [delete as appropriate] hereby serve notice on the planning authority to review the application as set out on this form and in the supporting documents.

Signed



Date

4/3/13

## **STATEMENT OF APPEAL**

**2020: Mr & Mrs Wilson, Rockdale House, Kinfauns, PH2 7JZ**  
**Planning application ref. 12/02175/FLL**

The application was refused by the council on 26 February 2013, 1 reason was given as the basis for this refusal. The proposals were considered contrary to policies within Perth Area Local Plan. The reason for refusal states that the proposals would 'have a detrimental impact on the character of the statutorily listed building'.

The proposals are for 12 photovoltaic solar panels sited on the existing South facing roof at the rear of the existing house on/over its existing pitched slate roof. The section of the house is ancillary in nature & use to that of the main body of the house. The panels shall be fixed on brackets within 100mm of the roof finish. The existing slates shall be retained on the roof, the panel is sited on the brackets above existing slates. The panels are finished with toughened glass on top of the photovoltaic panels, colour black. The integrity of the existing building shall not be affected by the panels. The solar panels are temporary, as soon as their effectiveness has diminished to a level no longer satisfactory (the panels effectiveness drops to 80% after 25 years) they are removed. This has been a condition within consents issued in Conservation Areas & on listed buildings elsewhere in Scotland - that panels are removed when they are no longer effective & the roof finish is returned to its existing finish.

As the panels are fitted above the existing slates they shall have little affect on the existing house. The integrity of the slate finish shall be maintained. The panels shall be at the same angle of the roof & therefore shall little impact on the mass of the building. The colour of the panels is black similar to that of the slate & therefore approximately the same colour of slate.

This South elevation of the house's rood faces directly the north facing section of the roof over the main body of the house. With the exception of the South facing roof over the main body of the house, this is the roof face that shall provide the best & most efficient results from an array of solar panels on the roof structure. The solar panels cannot be viewed from public roads as the main body of the house masks them from public view. The house can be viewed from some distance (even from the other side of the Tay) but the panels still cannot be seen.

Locating the solar panels on any other elevation would result in greatly reduced output from the panels. Interpretation of policy seems to imply that houses with their prominent elevation facing in general South, whether this elevation is in public view or not are denied the opportunity to install solar panels to aid the fight against climate change whilst it isn't a problem to the neighbours elsewhere where the South elevation of a property is to the rear. This is surely unfair especially in this case where whilst the panels face South & are facing the front of the property but they can not be seen.

Policy refers to alterations to listed buildings & buildings in conservation areas should be of the highest quality & must respect the original structure in terms of setting, scale, design & materials, whilst not inhibiting contemporary and/or design. In particular any development should be of high quality. Planning policy does not aim to restrict good quality modern or innovative design but does aim to ensure that it does not negatively impact on an existing building. The proposed solar panels are of high quality design, shall respect the mass of the existing building, following the pitch of the existing roof, & are contemporary in design. They are also temporary.

In general & specifically in this case listed buildings are by their nature old, built in a time before current Building Standards. Old houses are energy inefficient. To heat an old building can prove expensive in financial terms to the occupier & in environmental terms, to the local area & nation as a whole (the requirement to produce energy supply to heat the house). The panels shall help alleviate this, providing electricity to the occupier & for the nation (electricity supply companies buy the electricity from the owner of the solar panels, this is encouraged by the Scottish & UK governments). Older buildings are difficult to insulate, to insulate a building would result in alterations to either the internal or external walls of a property, this would result in a loss of features to these buildings – cornice, skirting etc, internally & stone work & detailing externally. A better option is to increase the efficiency of energy use by utilising equipment & fittings that need less energy & by producing energy yourself. Solar panels are one of the most economic ways of providing the latter. Solar panels are a sensible solution to the difficulty of energy inefficient older buildings.

Planning policy usually aims to preserve or enhance the character or the appearance of listed buildings. The installation of solar panels shall preserve the character of listed buildings as they help make older buildings within these areas economically viable. These buildings are a financial drain in terms of heating & electricity (the costs of both are rising dramatically & both shall continue to do so), without support the occupiers of these buildings shall find this financial drain of their upkeep & maintenance excessive & therefore these buildings in time shall either deteriorate or the occupiers shall eventually move out. Older buildings may become vacant & the standard of listed buildings & buildings within conservation areas shall deteriorate as housing falls into disrepair.

My client would accept a condition within approval of the application for the panels to be removed should the panels be no longer in use. Installation of any upgraded panels (should technology progress) would form part of a future application.

Planning policy encourages energy efficiency, surely this application is that. Policies state that the council would support such applications that maximise the efficient use of energy and resources, including the use of renewable energy and resources. These proposals are driven by that desire. I would suggest should the council refuse this review they are acting against the spirit of the policies encouraging energy efficiency. The proposals shall aid the council to meet national renewable targets to contribute to action on climate change.



The existing house is privately owned & is located within extensive mature grounds. Surrounding trees & planting together with the rising hillside hide the house from public view from the North, West & East, the main body hides the panels from the only publically viewed elevation from the South. The panels cannot be seen from a public road. The panels will have no visual impact on the area as they cannot be seen. The panels will only be seen by people within the grounds of Rockdale House. With the exception of visitors & the postman the applicants shall be only people who will & can see the panels. The panels can only be seen when approaching the house from the East when in close proximity to the house. The panels are masked by trees until only just prior to reaching the East elevation, were the panels can be seen from the side. When viewed the panels are clearly not on a prominent elevation & it would be wrong to consider this to be the case (copies of photographs showing this are contained within the documents to support this review) Should the planning department consider that viewing the panels on approach to the house affects the character of the Listed Building the applicant could simply reorganise his driveway so that this does not happen. Altering the driveway does not require planning consent. The owner & occupiers are satisfied with the appearance of the panels & take a different view from that of the planning department that they are detrimental to the character of the Listed Building.

I believe the proposals are in keeping with the desires & principles behind the Local Plan of the council. These panels shall help maintain an old listed building, making it more energy efficient. The panels are located in the most suitable location to achieve the best & most economical performance & cannot be seen by members of the public. A refusal of the application seems to fly against progress of technology, energy conservation & the use of renewable energy & resources. **I believe the council should have approved this application & should encourage similar applications of a similar nature.**



**LIST OF DOCUMENTS / EVIDENCE**

**2020: Mr & Mrs Wilson, Rockdale House, Kinfauns, PH2 7JZ**  
**Planning application ref. 12/02175/FLL**

COPY OF APPLICATION FORM

COPY OF APPLICATION DRAWINGS

LOCATION PLANS 1:1250 & 1:5000

SITE PLAN 1:500

EXISTING ELEVATIONS & ROOF PLAN 1:100

PROPOSED ELEVATIONS & ROOF PLAN 1:100

FIXING DETAIL 1:20

DETAILS OF SOLAR PANELS

COPY OF APPLICATION VALIDATION LETTER FROM COUNCIL

COPY OF PLANNING REFUSAL

COPIES OF PHOTOGRAPHS SHOWING INSTALLED PANELS ON HOUSE



# HOUSEHOLDER APPLICATION FOR PLANNING PERMISSION

Town and Country Planning (SCOTLAND) ACT 1997

The Town and Country Planning (Development Management Procedure) (SCOTLAND) REGULATIONS 2008

Please refer to the accompanying Guidance Notes when completing this application

PLEASE NOTE IT IS FASTER AND SIMPLER TO SUBMIT PLANNING APPLICATIONS ELECTRONICALLY VIA <https://enplanning.scotland.gov.uk>

1. Applicant's Details		2. Agent's Details (if any)	
Title	MR & MRS	Ref No.	
Forename		Forename	DAVID
Surname	WILSON	Surname	JARVIE
Company Name		Company Name	DAVID JARVIE
Building No./Name	ROCKDALE HOUSE	Building No./Name	27
Address Line 1		Address Line 1	AYTON ROAD
Address Line 2		Address Line 2	FOLLOKSHIELDS
Town/City	KINFAUNS	Town/City	GLASGOW
Postcode	PH2 7JZ	Postcode	G41 5HW
Telephone		Telephone	0141 423 0905
Mobile		Mobile	07711 618 024
Fax		Fax	
Email		Email	davejarvie@aol.com

**3. Address or Location of Proposed Development (please include postcode)**  
 ROCKDALE HOUSE, KINFAUNS, PH2 7JZ

NB. If you do not have a full site address please identify the location of the site(s) in your accompanying documentation.

**4. Describe the Proposed Works**  
 Please describe accurately the work proposed:  
 INSTALLATION OF 12 SOLAR PANELS.

Have the works already been started or completed Yes ☒ No ☐

If yes, please state date of completion, or if not completed, the start date:

Date started: 30/4/12      Date completed: 30/4/12

If yes, please explain why work has already taken place in advance of making this application.

PREVIOUS PLANNING APPLICATION, PANELS INSTALLED DURING TIME WHEN APPLICATION WAS BEING DETERMINED. CLIENT BELIEVED APPLICATION WOULD BE SUCCESSFUL & INSTALLED TO ENSURE IT BEAT THE DEADLINE FOR BETTER TARIFFS

### 5. Pre-Application Discussion

Have you received any advice from the planning authority in relation to this proposal? Yes ☒ No ☐

If yes, please provide details about the advice below:

In what format was the advice given? Meeting ☐ Telephone call ☒ Letter ☐ Email ☐

Have you agreed or are you discussing a Processing Agreement with the planning authority? Yes ☐ No ☐

Please provide a description of the advice you were given and who you received the advice from:

Name: PHILIP SWEENEY Date:  Ref No.:

DISCUSSED POSSIBILITY OF APPEALING PREVIOUS PLANNING APPLICATION

### 6. Trees

Are there any trees on or adjacent to the application site? Yes ☐ No ☒

If yes, please show on drawings any trees (including known protected trees) and their canopy spread as they relate to the proposed site and indicate if any are to be cut back or felled.

### 7. Changes to Vehicle Access and Parking

Are you proposing a new altered vehicle access to or from a public road? Yes ☐ No ☒

If yes, please show in your drawings the position of any existing, altered or new access and explain the changes you propose to make. You should also show existing footpaths and note if there will be any impact on these.

Are you proposing any changes to public paths, public rights of way or affecting any public rights of access? Yes ☐ No ☒

If yes, please show on your drawings the position of any affected areas and explain the changes you propose to make, including arrangement for continuing or alternative public access.

How many vehicle parking spaces (garaging and open parking) currently exist on the application site?

How many vehicle parking spaces (garaging and open parking) do you propose on the site? (i.e. the total of existing and any new spaces or reduced number of spaces)

Please show on your drawings the position of existing and proposed parking spaces and identify if these are for the use of particular types of vehicles (e.g. parking for disabled people, coaches, HGV vehicles, etc).

### 8. Planning Service Employee/Elected Member Interest

Are you / the applicant / the applicant's spouse or partner, a member of staff within the planning service or an elected member of the planning authority? Yes ☐ No ☒

Or, are you / the applicant / the applicant's spouse or partner a close relative of a member of staff in the planning service or elected member of the planning authority? Yes ☐ No ☒

If you have answered yes please provide details:

### DECLARATION

I, the applicant / agent certify that this is an application for planning permission and that accompanying plans/drawings and additional information are provided as part of this application. I hereby confirm that the information given in this form is true and accurate to the best of my knowledge.

I, the applicant/agent hereby certify that the attached Land Ownership Certificate has been completed ☒

I, the applicant /agent hereby certify that requisite notice has been given to other land owners and /or agricultural tenants Yes ☐ No ☐ N/A ☒

Signature:

Name:

DAVID JARVIE

Date:

17/12/12

Any personal data that you have been asked to provide on this form will be held and processed in accordance with the requirements of the 1998 Data Protection Act.

# LAND OWNERSHIP CERTIFICATES

Town and Country Planning (Scotland) Act 1997  
Regulation 15 of the Town and Country Planning (Development Management Procedure) (Scotland)  
Regulations 2008

## CERTIFICATE A, B, C OR CERTIFICATE D MUST BE COMPLETED BY ALL APPLICANTS

### CERTIFICATE A

Certificate A is for use where the applicant is the only owner of the land to which the application relates and none of the land is agricultural land.

#### I hereby certify that -

- (1) No person other than the applicant was owner of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the application. ☒
- (2) None of the land to which the application relates constitutes or forms part of agricultural land. ☒

Signed:

[Redacted Signature]

On behalf of:

MR & MRS WILSON

Date:

17/12/12

### CERTIFICATE B

Certificate B is for use where the applicant is not the owner or sole owner of the land to which the application relates and/or where the land is agricultural land and where all owners/agricultural tenants have been identified.

#### I hereby certify that -

- (1) I have served notice on every person other than myself who, at the beginning of the period of 21 days ending with the date of the application was owner of any part of the land to which the application relates. These persons are: ☐

Name	Address	Date of Service of Notice

- (2) None of the land to which the application relates constitutes or forms part of agricultural land ☐

or

- (3) The land or part of the land to which the application relates constitutes or forms part of agricultural land and I have served notice on every person other than myself who, at the beginning of the period of 21 days ending with the date of the application was an agricultural tenant. These persons are: ☐



Name	Address	Date of Service of Notice

### CERTIFICATE C

Certificate C is for use where the applicant is not the owner or sole owner of the land to which the application relates and/or where the land is agricultural land and where it has not been possible to identify ALL or ANY owners/agricultural tenants.

- (1) I have been unable to serve notice on **every** person other than myself who, at the beginning of the period of 21 days ending with the date of the application was owner of any part of the land to which the application relates. ☐

or

- (2) I have been unable to serve notice on **any** person other than myself who, at the beginning of the period of 21 days ending with the date of the accompanying application, was owner of any part of the land to which the application relates. ☐

- (3) None of the land to which the application relates constitutes or forms part of an agricultural holding.

or

- (4) The land or part of the land to which the application relates constitutes or forms part of an agricultural holding and I have been unable to serve notice on any person other than myself who, at the beginning of the period of 21 days ending with the date of the accompanying application was an agricultural tenant. ☐

or

- (5) The land or part of the land to which the application relates constitutes or forms part of an agricultural holding I have served notice on each of the following persons other than myself who, at the beginning of the period of 21 days ending with the date of the application was an agricultural tenant. These persons are: ☐

Name	Address	Date of Service of Notice

- (6) I have taken reasonable steps, as listed below, to ascertain the names and addresses of all other owners or agricultural tenants and have been unable to do so.

Steps taken:

**CERTIFICATE D**  
**Certificate D**

Certificate D is for use where the application is for mineral development.

- (1) No person other than myself \_\_\_\_\_ was an owner of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application. ☐

or

- (2) I have \_\_\_\_\_ served notice on each of the following persons other than myself \_\_\_\_\_ who, at the beginning of the period of 21 days ending with the date of the accompanying application, was to the applicant's knowledge, the owner, of any part of the land to which the application relates. These persons are: ☐

Name	Address	Date of Service of Notice

- (3) None of the land to which the application relates constitutes or forms part of an agricultural holding. ☐

or

- (4) The land or part of the land to which the application relates constitutes or forms part of an agricultural holding and I have \_\_\_\_\_ served notice on each of the following persons other than myself \_\_\_\_\_ who, at the beginning of the period of 21 days ending with the date of the application, was an agricultural tenant. ☐

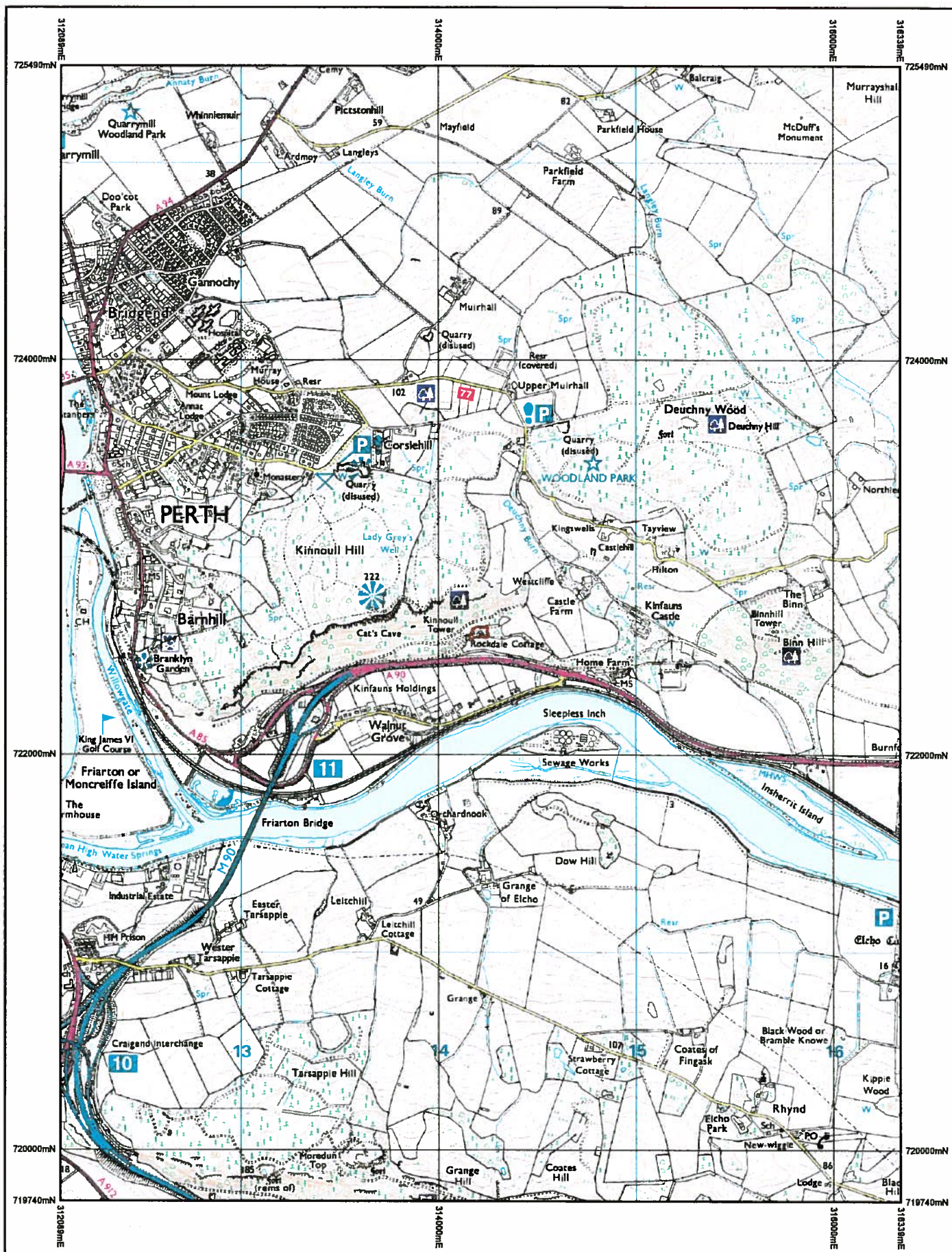
- (5) Notice of the application as set out below has been published and displayed by public notice ☐

Signed:

On behalf of:\*

Date:

Any personal data that you have been asked to provide on this form will be held and processed in accordance with the requirements of the 1998 Data Protection Act.



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0 500 m

Scale: 1:25000



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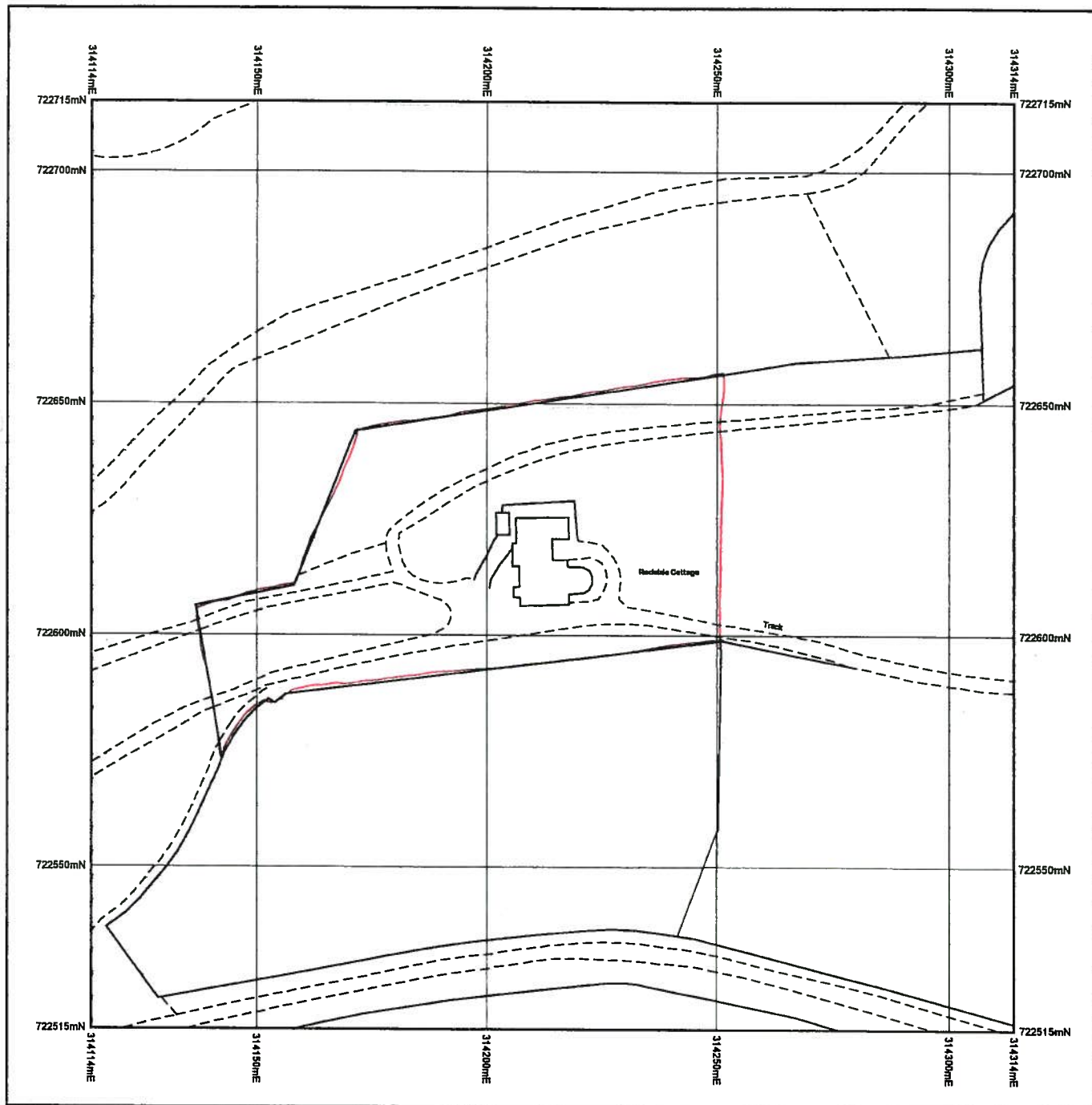


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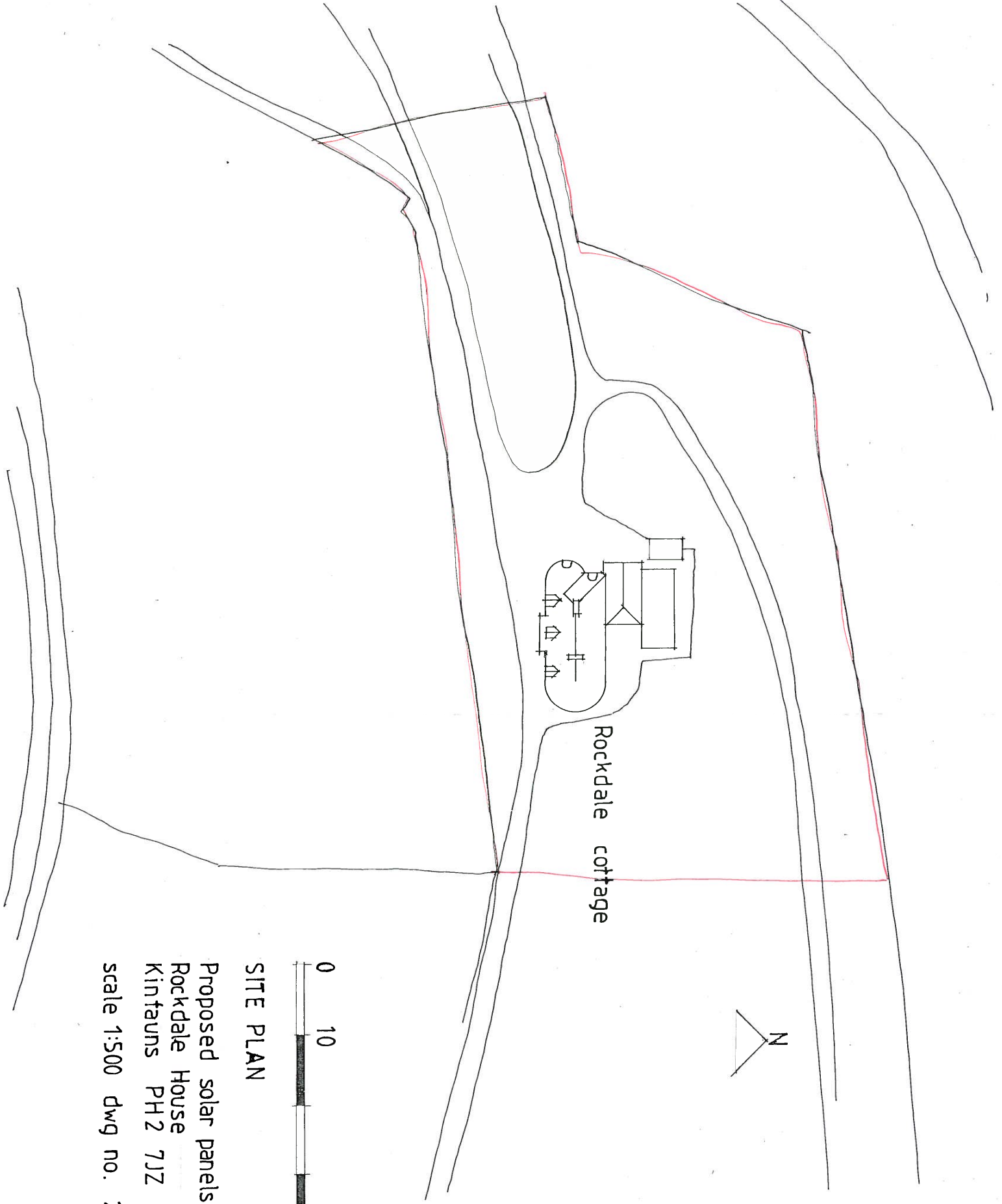
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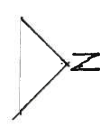
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ROCKDALE HOUSE, KINFAUNS, PERTH, PH2 7JZ

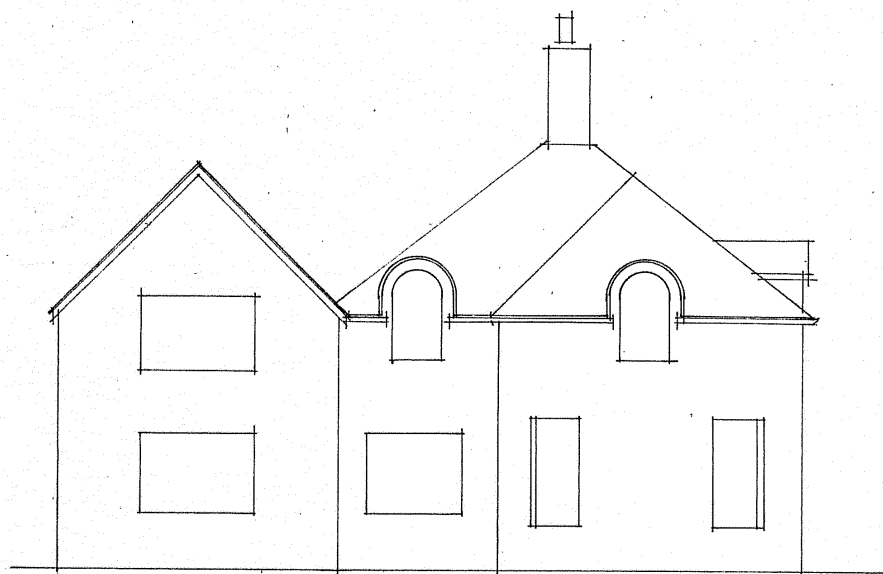


Rockdale cottage

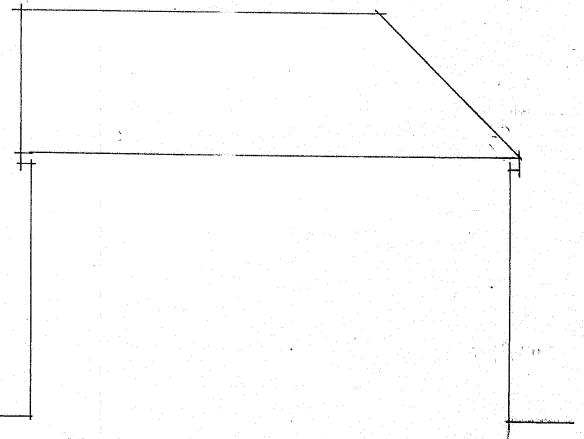


**SITE PLAN**

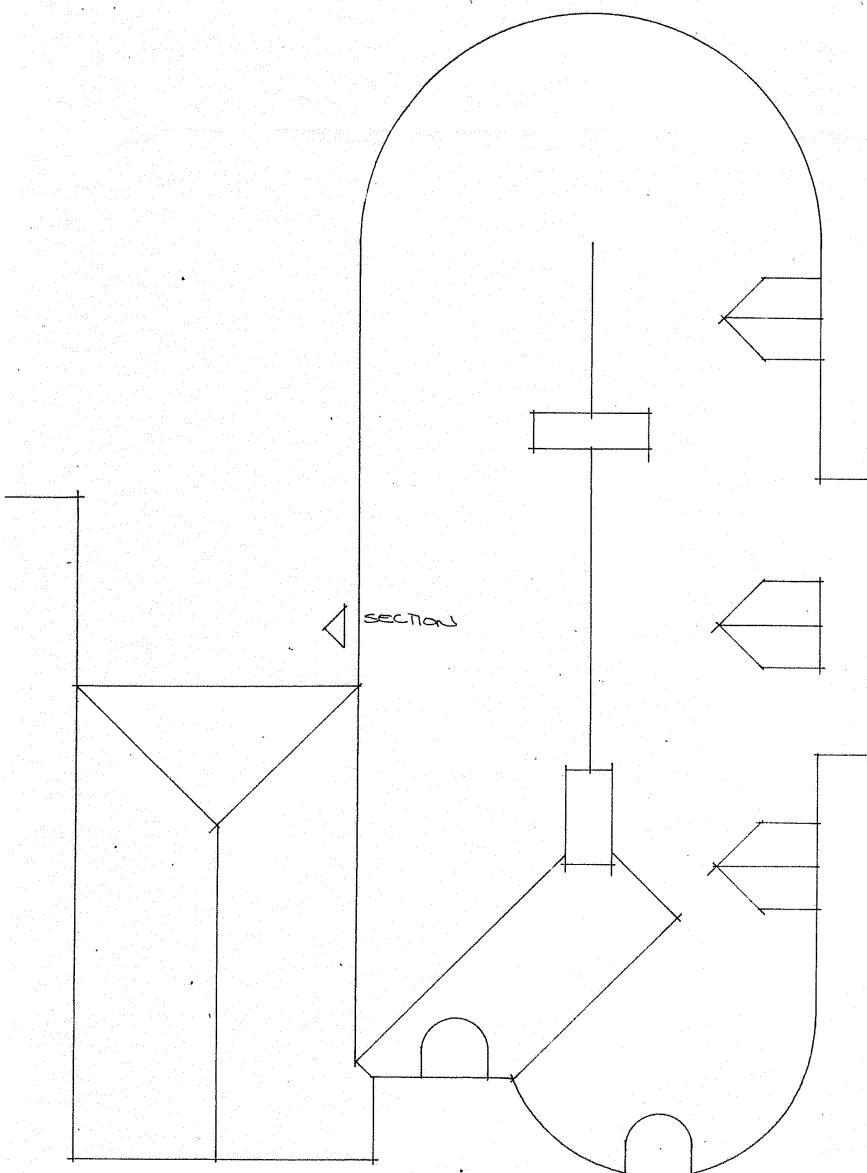
Proposed solar panels  
Rockdale House  
Kintauns PH2 7JZ  
scale 1:500 dwg no. 2020/1



east elevation as existing



section / rear roof south elevation  
as existing

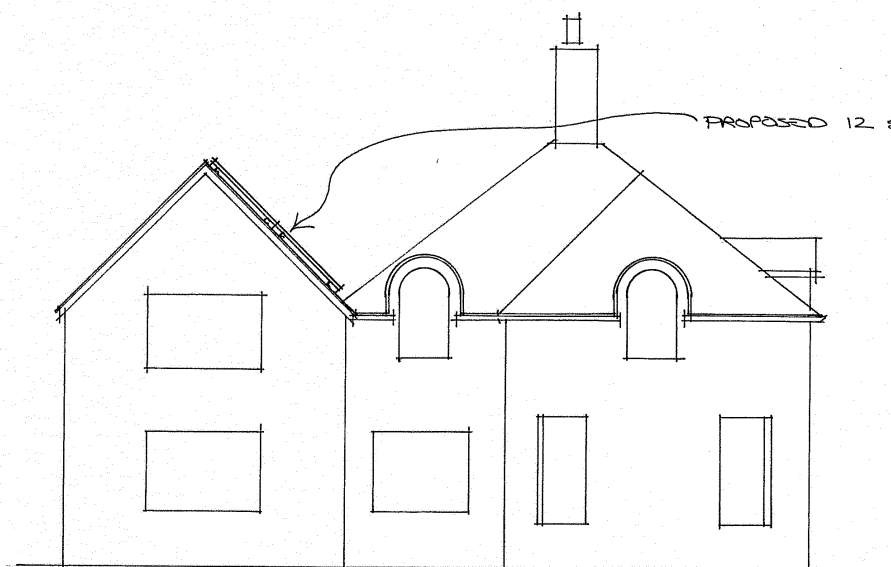


roof plan as existing

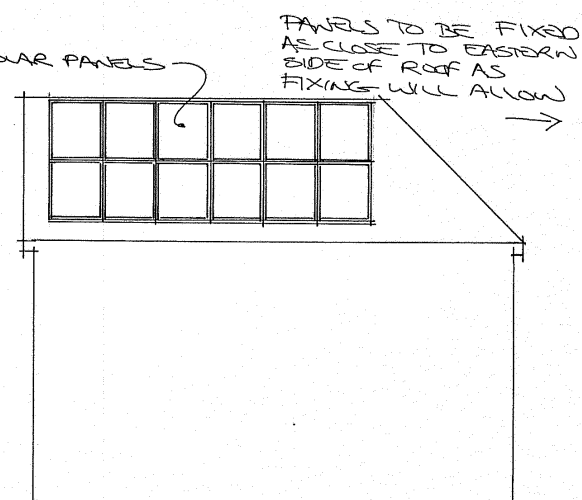


Proposed solar panels  
Rockdale House  
Kinfauns PH2 7JZ

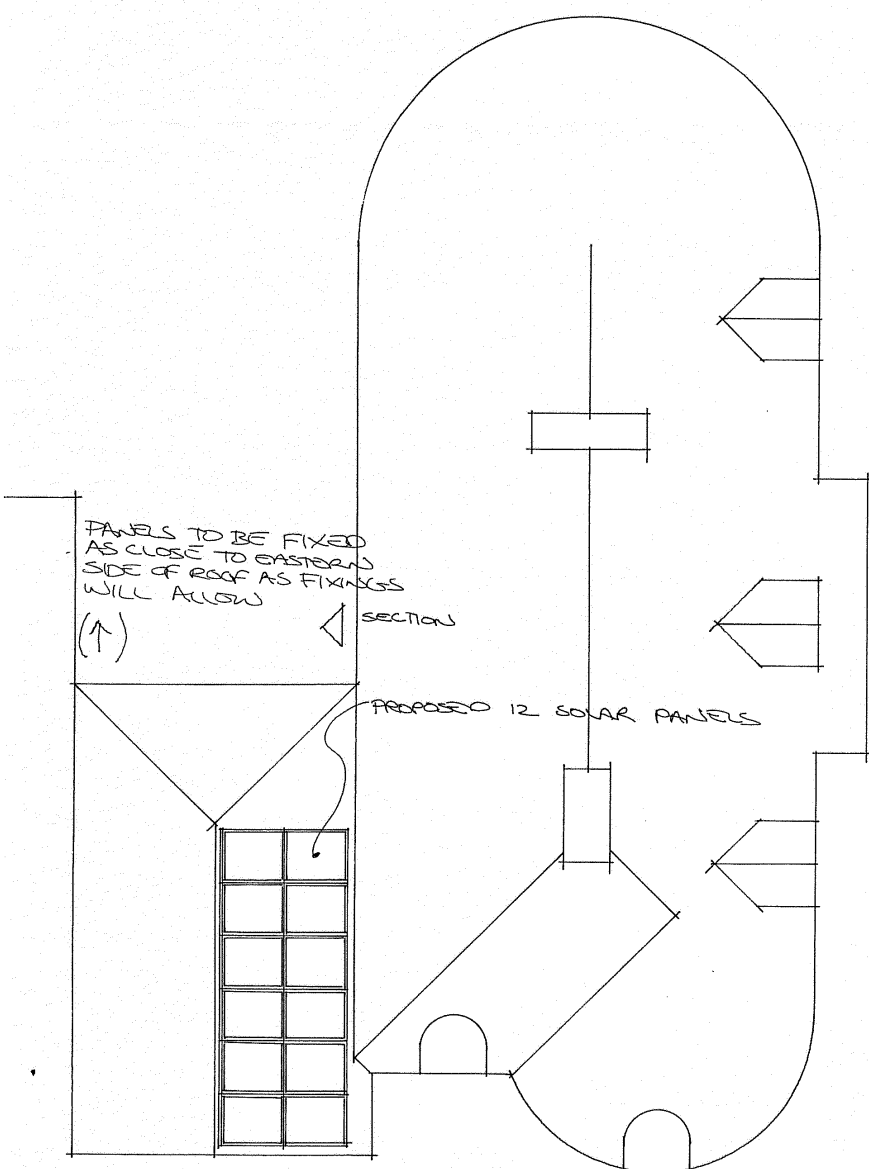
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east elevation as proposed



section / rear roof south elevation as proposed



roof plan as proposed

12 NO. PHOTOVOLTAIC SOLAR PANELS  
1640 X 994 X 21KG. PANEL OUTPUT  
225 WATTS. PANELS TO SIT NO  
HIGHER THAN 100MM FROM SLATE  
FINISH. PANELS TO BE MOUNTED  
ON TOP OF SLATES ON GALVANISED  
BRACKETS

POLYCRYSTALLINE PHOTOVOLTAIC PANELS  
PROTECTED BY SAFETY TONED  
GLASS. PANELS COLOUR BLACK

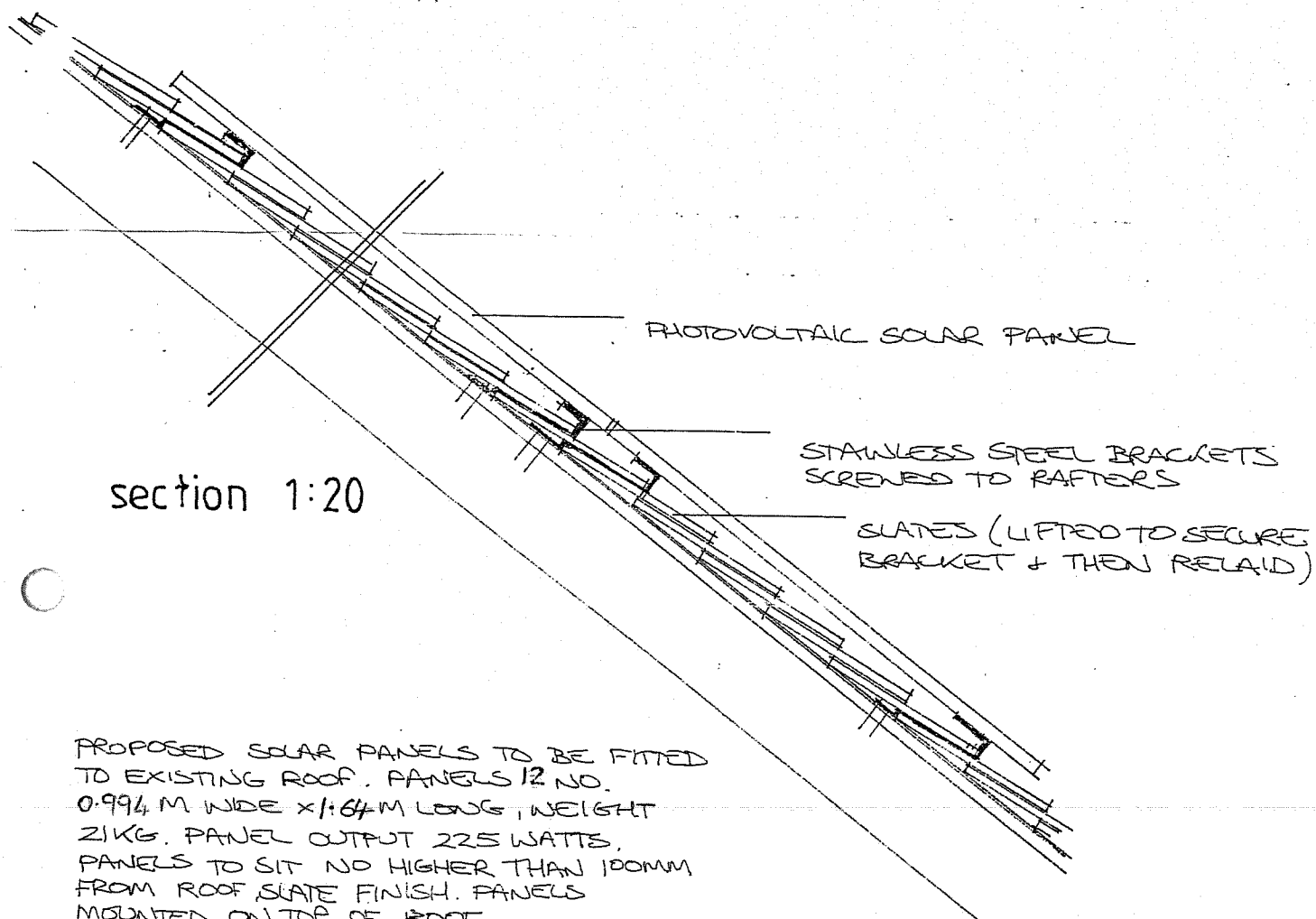
PANELS TO BE FITTED AS PER  
MANUFACTURER'S INSTRUCTIONS.

PANELS TO BE REMOVED WHEN  
THEY HAVE PASSED THEIR  
LIFESPAN + ROOF MADE GOOD  
AFTER REMOVAL OF BRACKETS.  
(LIFESPAN EXPECTED TO BE  
25 YEARS).



Proposed solar panels  
Rockdale House  
Kintauns PH2 7JZ

scale 1:100 dwg no. 2020 / 3



PROPOSED SOLAR PANELS TO BE FITTED TO EXISTING ROOF. PANELS 12 NO. 0.994 M WIDE X 1.64 M LONG, WEIGHT 21 KG. PANEL OUTPUT 225 WATTS. PANELS TO SIT NO HIGHER THAN 100MM FROM ROOF SLATE FINISH. PANELS MOUNTED ON TOP OF ROOF. SLATE REMOVED TO FIT FIXING BRACKETS. SLATE RELAID AFTER BRACKET FITTED. BRACKETS SCREENED INTO RAFTERS. PANEL FITTED TO BRACKETS AS PER MANUFACTURER'S INSTRUCTION. POLYCRYSTALLINE PHOTOVOLTALIC PANELS PROTECTED BY SAFETY TOUGHENED GLASS.

ALL ELECTRICAL WORKS TO BE CARRIED OUT TO CURRENT IEE CODES OF PRACTICE (17TH EDITION), BS 7671 2007 & CURRENT BUILDING REGS

Proposed solar panels

PROPOSED SOLAR PANELS.  
ROCKDALE HOUSE  
KINGFAUNS

DWG NO 2020/11



Romag Ltd

**Romag**  
GLASS SPECIALIST

## Polycrystalline Silicon Photovoltaic Modules

The PowerGlaz® SMT 6 (60)P photovoltaic module series has 60 enhanced-efficiency Polycrystalline silicon cells in series. With up to 235 watts of nominal maximum power, it is well-suited to utility grid-supplemental systems, in roof and on roof PV systems and also grid independent systems.

Romag has used its extensive glass processing experience to produce the high quality PowerGlaz® SMT 6 (60)P photovoltaic modules using the latest materials. Textured low iron glass is used as the outer component of the laminate to maximize the light transmission to the cells. 60 Polycrystalline

cells are connected in series and encapsulated in EVA bonded to the glass sheet. A final backing layer is laminated to the rear of the module to complete the weather protection. Lead free materials and components are used throughout the manufacture.

### Mechanical Characteristics

Weight:	21 Kg
Dimensions:	1640 x 994 x 46mm
Overall tolerances	±3mm

### Warranty

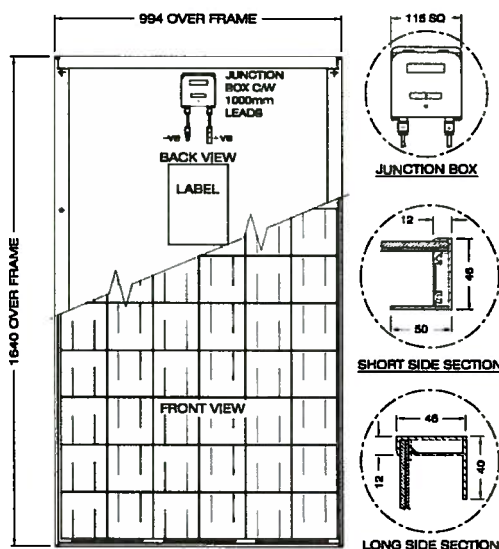
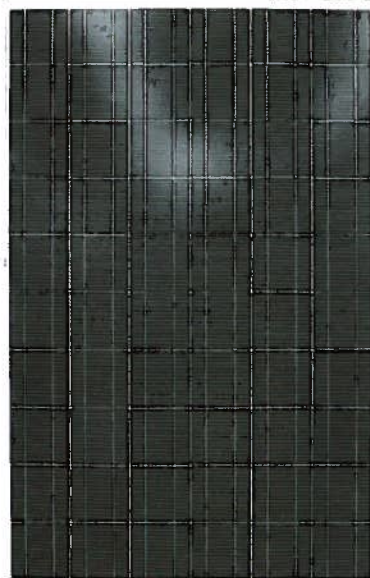
- ◆ 80 % Power output for 25 years
- ◆ Freedom from defects in materials and workmanship for 5 years.

### Quality

- ◆ Independently certified to IEC 61215 ed 2 / IEC 61730
- ◆ Suitable use in systems up to 1000 VDC
- ◆ Static loading, front and back, of 5400 pascals.
- ◆ These products are manufactured in our ISO 9000-certified factory to demanding specifications.
- ◆ Factory is subject to periodic inspection by TUV.
- ◆ repetitive cycling between -40°C and 85°C at 85% relative humidity;
- ◆ simulated impact of 25mm (one-inch) hail at terminal velocity;
- ◆ 2200 VDC frame/cell string isolation test;
- ◆ Bypass diodes to counteract shading effects

### Advantages

- ◆ High power module manufactured using Polycrystalline cells
- ◆ MC Junction box and connectors to enable quick and easy site connection
- ◆ Sturdy Hollow Section Aluminium frame with drain holes.
- ◆ Black anodized frames and black backing sheet available
- ◆ Glass Structurally bonded to frame for increased safety.
- ◆ Lead Free materials used throughout.
- ◆ Frameless module available on request.
- ◆ Textured low iron glass to maximize light transmission to the cells



En 61215 ed. 2

En 61730



**PowerGLAZ**  
ENERGY IN GLASS



## Electrical Characteristics

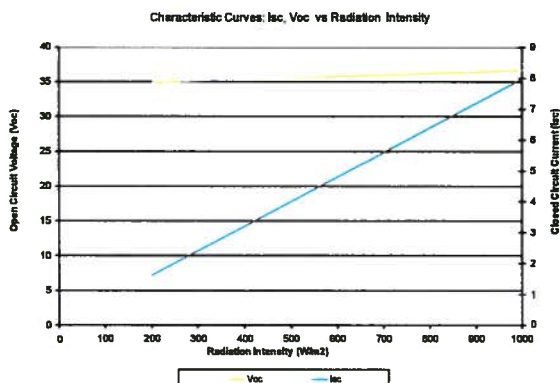
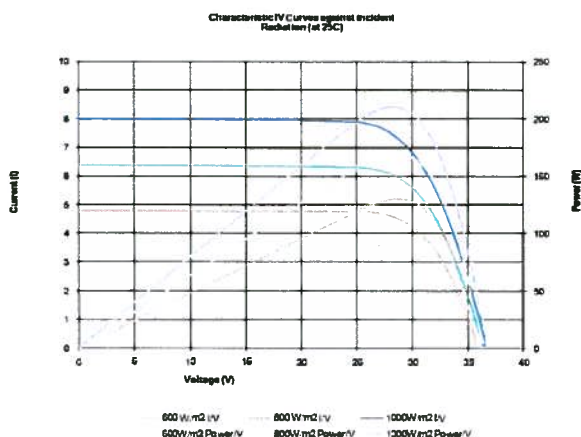
SMT 6 (60)P Module Grade	660235	660230	660225	660220	660220	660210	660205
Maximum power ( $P_{max}$ ) <sub>2</sub>	235W	230W	225W	220W	215W	210W	205W
Voltage at Pmax ( $V_{mp}$ )	30.6V	30.3V	29.9V	29.4V	28.9V	28.4V	27.9V
Current at Pmax ( $I_{mp}$ )	7.7A	7.6A	7.5A	7.5A	7.4A	7.4A	7.3A
Short-circuit current ( $I_{sc}$ )	8.2A	8.1A	8.0A	8.00A	7.9A	7.9A	7.8A
Open-circuit voltage ( $V_{oc}$ )	38.5V	37.4V	37.10V	36.8V	36.5V	36.3V	36.1V

Rated power may vary by +/-3% from the above

## Temperature Coefficients

$I_{sc}$  4.2mA/K     $V_{oc}$  -132mV/K    NOCT 40.4 C

## Characteristic Curves



# Romag

GLASS SPECIALIST

Leadgate Industrial Estate

Leadgate

Consett

Co. Durham

DH8 7RS

UK

Phone: +44 (0) 1207 500000

Fax: +44(0) 1207 591979

E-mail: [info@romag.co.uk](mailto:info@romag.co.uk)

1. This data represents the performance of typical PowerGlaz® SMT 6 (60)P modules and laminates as measured at their output connectors. The data are based on measurements made in accordance with ASTM E1036 corrected to SRC (Standard Reporting Conditions, also known as STC or Standard Test Conditions), which are:

- illumination of 1 kW/m<sup>2</sup>, (1 sun) at spectral distribution of AM1.5 (ASTM E892 global spectral irradiance);

- cell temperature of 25 °C.

The power of solar cells varies in the normal course of production; specifications of these products reflect that variation.

2. During the stabilization process which occurs during the first few months of deployment, module power may decrease approximately 3% from typical  $P_{max}$ .

3. The cells in an illuminated module operate hotter than the ambient temperature. NOCT (Nominal Operating Cell Temperature) is an indicator of this temperature differential, and is the cell temperature under Standard Operating Conditions: ambient temperature of 20 °C, solar irradiation of 0.8 kW/m<sup>2</sup>, and wind speed of 1m/s.

This publication summarizes product warranty and specifications, which are subject to change without notice and should not be used as the definitive source of information for final system design. Additional warranty and technical information may be found on our website [www.powerglaz.co.uk](http://www.powerglaz.co.uk).

December 2008

[www.powerglaz.co.uk](http://www.powerglaz.co.uk)



7025

Mr And Mrs Wilson  
c/o David Jarvie  
27 Aytoun Road  
Pollocksheilds  
Glasgow  
G41 5HW

Planning and Regeneration  
Head of Service David Littlejohn

Pullar House  
35 Kinnoull Street  
PERTH  
PH1 5GD  
Tel 01738 475300 Fax 01738 475310

Telephone 01738 475300

Ref No 12/02175/FLL

Date 10th January 2013

Dear Sir / Madam,

**Town and Country Planning (Scotland) Act, 1997 as amended by Planning etc (Scotland) Act 2006**

**RE: Installation of 12 solar panels (in retrospect) at Rockdale House Kinfauns Perth PH2 7JZ**

Thank you for your recent application for planning permission or for the approval of conditions arising from a planning permission in principle for the above proposal. I write to confirm that your application has been registered. This letter is accompanied by a guidance note on "What Happens to my Planning Application?". This explains the process of assessing and deciding your application. Your application is for a 'Local Development' as defined in the Town and Country Planning (Hierarchy of Development)(Scotland) Regulations 2009.

### **Registration Details**

Application reference number - 12/02175/FLL

Date of registration - 9th January 2013

### **Description of proposed development**

The description of the proposed development and/or the site address may have been changed from the planning application form in order to make the description more explicit and legally correct. This revised description will appear on the decision notice. It will be assumed that the amended description is acceptable to you unless you indicate otherwise.

### **Statutory Advertisement**

If this application requires to be advertised under the Town and Country Planning (Development management Procedure)(Scotland) Regulations 2008 then I will recontact you concerning payment for the cost of the advert.

### **Timescale for a decision**

In most cases with a Local Development, if you do not receive a decision from the Council within two months of the date of registration you may request a review by the Council's Local Review Body, or in a few cases, you may appeal to Scottish Ministers. The form to request a review may be obtained from The Secretary, Local Review Body, Perth and Kinross Council, Committee Services, Council Building, 2 High Street, Perth PH1 5PH or email to [planninglrbb@pkc.gov.uk](mailto:planninglrbb@pkc.gov.uk) . The form to request appeal may be obtained from the Scottish Government Directorate for Planning and Environmental Appeals, 4 The Courtyard, Callendar Business Park, Callendar Road, Falkirk FK1 1XR Tel no. 01324 696 400.

Many applications take longer than two months to resolve and in these cases we will write to you to explain the reason and if appropriate ask for an extension to the two-month time period. If you have not heard from us after two months you should contact the case officer.

Please note that **work must not start** until you have received planning permission from the Council.

Yours faithfully

*Nick Brian*

Development Quality Manager

### **Receipt of Application Fee Payment**

Payment Type	same application for same proposal
Receipt Number	
Amount Received	£.00
Payment Date	
<b>Total Received</b>	<b>£.00</b>

2020

## PERTH AND KINROSS COUNCIL

Mr And Mrs Wilson  
c/o David Jarvie  
27 Aytoun Road  
Pollocksheilds  
Glasgow  
G41 5HW

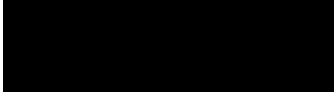
Pullar House  
35 Kinnoull Street  
PERTH  
PH1 5GD

Date 26th February 2013

### TOWN AND COUNTRY PLANNING (SCOTLAND) ACT

Application Number: 12/02175/FLL

I am directed by the Planning Authority under the Town and Country Planning (Scotland) Acts currently in force, to refuse your application registered on 9th January 2013 for permission for **Installation of 12 solar panels (in retrospect) Rockdale House Kinfauns Perth PH2 7JZ** for the reasons undernoted.

  
Development Quality Manager

### Reasons for Refusal

1. The proposed development is considered to have a detrimental visual impact on the character of the statutorily listed building. Approval would therefore be contrary to Policies 1 and 25 of the Perth Area Local Plan 1995 (Incorporating Alteration No. 1 Housing Land 2000); would be contrary to Historic Scotlands Technical Guidance Notes 2011 (formerly part of the Memorandum of Guidance on Listed Buildings and Conservation Areas); and, to the Council's statutory duty in relation to Listed Buildings under Section 14(2) of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.

### Justification

The proposal is not in accordance with the Development Plan and there are no material reasons which justify departing from the Development Plan

## Notes

- 1 The applicant should be aware that all unauthorised works should cease and the roof to which the solar panels pertain to, be reinstated to its former condition, to the satisfaction of the Local Planning Authority (this should include the removal of the 12 solar panels), all within three months of the date of this Planning Refusal. Failure to do so may result in Enforcement action by the Council as Planning Authority.

The plans relating to this decision are listed below and are displayed on Perth and Kinross Council's website at [www.pkc.gov.uk](http://www.pkc.gov.uk) "Online Planning Applications" page

### Plan Reference

12/02175/1

12/02175/2

12/02175/3

12/02175/4

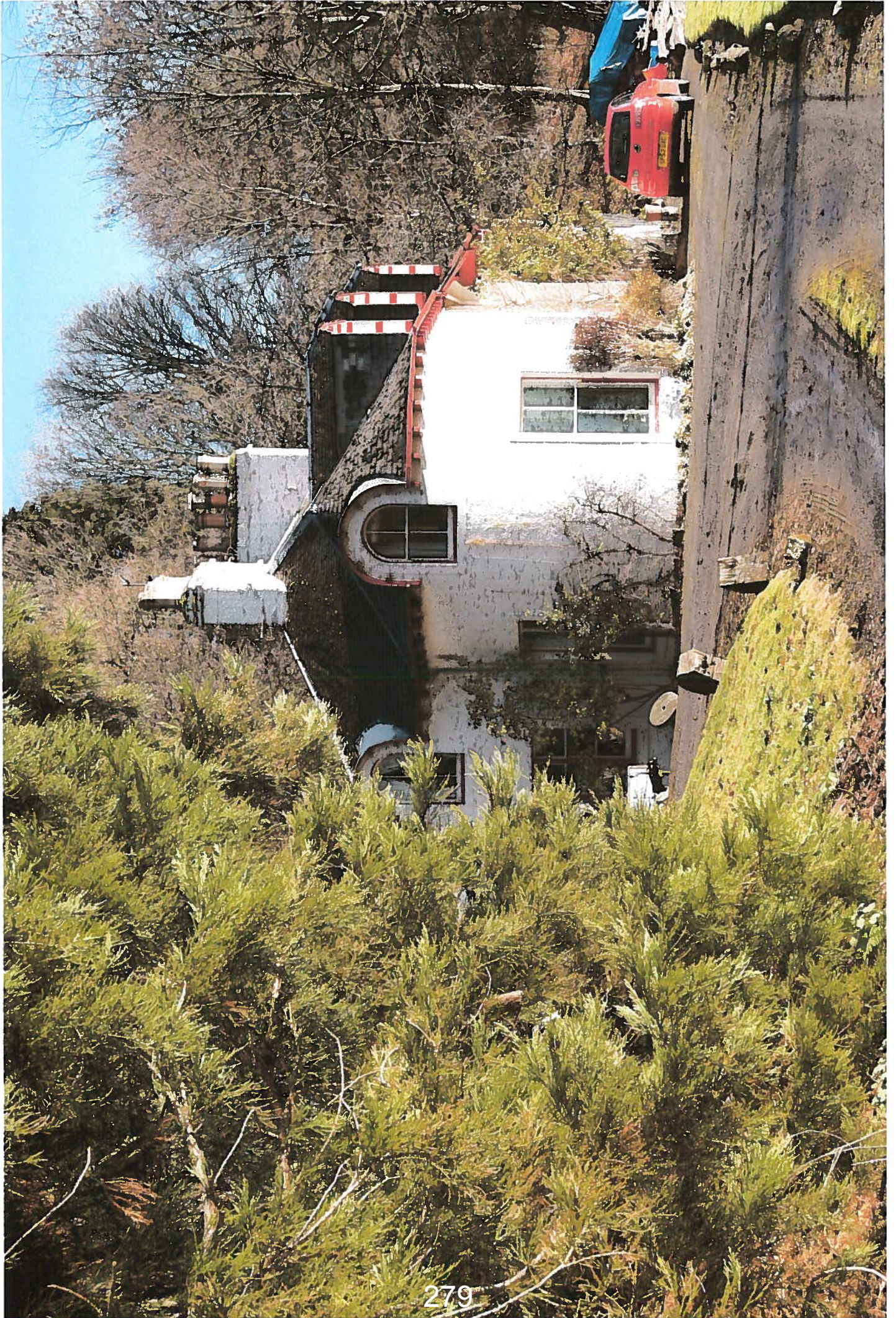
12/02175/5

12/02175/6

12/02175/7

12/02175/8











**TCP/11/16(238)**

**Planning Application 12/02175/FLL – Installation of 12 solar panels (in retrospect) at Rockdale House, Kinfauns, PH2 7JZ**

**PLANNING DECISION NOTICE** *(included in applicant's submission, see pages 277-278)*

**REPORT OF HANDLING**

**REFERENCE DOCUMENTS** *(part included in applicant's submission, see pages 267-274)*



## REPORT OF HANDLING

### DELEGATED REPORT

<b>Ref No</b>	<b>12/02175/FLL</b>
<b>Ward No</b>	<b>N1- Carse Of Gowrie</b>

**PROPOSAL:** Installation of 12 solar panels (in retrospect)

**LOCATION:** Rockdale House Kinfauns Perth PH2 7JZ

**APPLICANT:** Mr And Mrs Wilson

**RECOMMENDATION:** REFUSE THE APPLICATION

**SITE INSPECTION:** 17 January 2013

**OFFICERS REPORT:**

#### **Site Description:**

The application site relates to Rockdale House, Kinfauns. The application site refers to a Category B listed, two storey detached property of traditional form and appearance, clad in white wet dash render with a pitched, slated roofline. By way of background, it is acknowledged that there was a previous application refused for the same development: 12/00721/FLL.

#### **Development Proposal:**

This application is, as per the previous refusal, (App Ref No: 12/00721/FLL); and, therefore, seeks retrospective consent for the installation of 12 solar panels, located on the rear roof of the building, (south elevation). In particular, the development has taken the form of two lines of 6 solar panels. Although the previous application was refused, the applicant never took the opportunity to appeal the decision. The application has been re-submitted for the same retrospective works.

#### **Assessment:**

Sections 25 and 37 (2) of the Town and Country Planning (Scotland) Act 1997 require that planning decisions be made in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plans that are applicable to this area are the approved Tay Plan 2012 (Strategic Development Plan 2012 - 2032) and the adopted Perth Area Local Plan 1995 (Incorporating Alteration No. 1 Housing Land 2000). As a consequence of the site falling outwith any recognisable settlement envelope, the application falls to be assessed against Policy 1 (Landward Area) of the PALP 1995. Policy 1 seeks to ensure, among other criteria, "in the case of built development, regard should be had to the scale, form, colour and density, of existing developments within the locality." Policy 25 of the PALP seeks to ensure, among other criteria, "There will be a presumption against the demolition of Listed Buildings and a presumption in favour of consent for development involving the sympathetic restoration of a Listed Building, or other

Buildings of architectural value. The setting of Listed Buildings will also be safeguarded"

The determining issues for this application are therefore: (i) Whether the proposal is in accordance with the relevant provisions of the Development Plan, (namely Policy 1 of the PALP 1995); and, (ii) Whether an exception to those provisions is justified by other material considerations.

For Listed Buildings, solar micro-renewable developments such as photovoltaic arrays such as this should be installed on inconspicuous areas of a roof and principal elevations should always be avoided.

Having inspected the application site and carefully assessed the submitted plans, I would assess the proposal as follows:-

### **Visual Amenity:**

The proposed solar panels which consist of two rows of six, are clearly inter-visible with the principal elevation and can be seen from the driveway approach to the house. It is clear that the overall area of panels cover over this particular roof pitch of the house almost entirely. As a consequence, there are therefore, significant adverse visual amenity issues and consequently, a detrimental adverse visual impact on the character of the statutorily Listed Building.

### **Conservation Section:**

As with the previous application that was refused, the Council's Conservation Section have been consulted as a consequence of the Category B listing of the property. The Conservation Section have confirmed that their comments for this application remain as before. In their comments, the Conservation Section have confirmed that they object to the proposed alteration as the retrospectively installed solar panels have a significant visual impact and an adverse effect on the character of the Listed Building.

It is clear that the application contravenes with the guidance contained in both Policies 1 and Policy 25 of the Perth Area Local Plan 1995 (Incorporating Alteration No. 1 Housing Land 2000) as a consequence of the adverse impact on the visual amenity of the Listed building.

It is clearly stated in Policy 25 (Listed Buildings) of the Perth Area Local Plan that there will be a presumption against works detrimental to their essential character. Clearly, the proposed works, in terms of the adverse visual impact, are considered to have a detrimental effect on the character of the listed building.

### **Conclusion:**

Having taken cognisance of the relevant criterion, (both Policies 1 and 25), I consider the development is in contravention of the guidance contained within the Perth Area Local Plan 1995 (Incorporating Alteration No. 1 Housing Land 2000). As a consequence of the above mentioned material considerations, there is no reasoned justification for approving this application. On that basis, this application is recommended for refusal.

## **NATIONAL PLANNING POLICY AND GUIDANCE**

The Scottish Government expresses its planning policies through the National Planning Framework 1 & 2, the Scottish Planning Policy (SPP), Planning Advice Notes (PAN), Designing Places, Designing Streets, and a series of Circulars.

### **The Scottish Planning Policy 2010**

This SPP is a statement of Scottish Government policy on land use planning and contains:

- The Scottish Government's view of the purpose of planning,
- The core principles of the operation of the system and the objectives for key parts of the system,
- Statutory guidance on sustainable development and planning under Section 3E of the Planning etc. (Scotland) Act 2006,
- Concise subject planning policies, including the implications for development planning and development management, and
- The Scottish Government's expectations of the intended outcomes of the planning system.

Of particular relevance to this application are paragraphs 110 – 125 on the Historic Environment.

## **DEVELOPMENT PLAN**

The Development Plan for the area comprises the approved Tay Plan 2012 (Strategic Development Plan 2012 – 2032 and the adopted Perth Area Local Plan 1995 (Incorporating Alteration No. 1 Housing Land 2000). There are no strategic issues of relevance raised in the Tay Plan 2012 (Strategic Development Plan 2012 – 2032). In summary, the principal Development Plan policies are raised in the Perth Area Local Plan 1995 (Incorporating Alteration No. 1 Housing Land 2000). These are as follows:

### **Policy 1** **Perth Area General Policies**

Policy 1 of the PALP seeks to ensure, among other criteria, "some scope may exist for infill development but only where this will not adversely affect the density, character or amenity of the area concerned."

### **Policy 25** **Perth Area Listed Buildings**

Policy 25 seeks to ensure that there will be a presumption against the demolition of Listed Buildings and a presumption in favour of consent for development involving the sympathetic restoration of a Listed Building, or other buildings of architectural value. The setting of Listed Buildings will also be safeguarded.

## **PERTH AND KINROSS COUNCIL LOCAL DEVELOPMENT PLAN – PROPOSED PLAN, JANUARY 2012**

The adopted Local Plan will eventually be replaced by the Proposed Local Development Plan. The Council's Development Plan scheme sets out the timescale and stages leading up to adoption. Currently undergoing a period of representation, the Proposed Local Development Plan may be modified and will be subject to examination prior to adoption. This means that it is not expected that the Council will be in a position to adopt the Local Development Plan before December 2014. It is therefore a material consideration in the determination of this application.

Under the LDP (Local Development Plan) and as a consequence of the site referring to a category B listed property, the relevant paragraph related to this application is Policy HE 2 (Listed Buildings).

Policy HE 2 states that “there is a presumption in favour of the retention and sympathetic restoration, correct maintenance and sensitive management of Listed Buildings to enable them to remain in active use; and any proposed alterations or adaptations to help sustain or enhance a buildings beneficial use should not adversely affect its special interest. The layout, design, materials, scale, siting and use of any development which will affect a Listed Building or its setting should be appropriate to the buildings character, appearance and setting.

### **OTHER POLICIES**

None specific.

### **SITE HISTORY**

02/01871/FOR Mixed workings on land

***Application Permitted***

12/00721/FLL Installation of 12 solar panels in retrospect

***Application Refused***

12/00829/LBC Installation of 12 solar panels (in retrospect)

***Application Refused***

### **CONSULTATIONS**

The principal consultee in this application is the Council's Conservation Section who have confirmed that they have concerns with this retrospective installation and recommend refusal.

**TARGET DATE:** 9 March 2013

**REPRESENTATIONS RECEIVED:**

None received.

**ADDITIONAL STATEMENTS RECEIVED:**

Environment Statement	Not required
Screening Opinion	Not required
Environmental Impact Assessment	Not required
Appropriate Assessment	Not required
Design Statement / Design and Access Statement	Not required
Report on Impact or Potential Impact e.g. Flood Risk Assessment	Not required

**LEGAL AGREEMENT REQUIRED**

None required

**DIRECTION BY SCOTTISH MINISTERS**

None required

**REASONS FOR REFUSAL:**

- 1 The proposed development is considered to have a detrimental visual impact on the character of the statutorily listed building. Approval would therefore be contrary to Policies 1 and 25 of the Perth Area Local Plan 1995 (Incorporating Alteration No. 1 Housing Land 2000); would be contrary to Historic Scotlands Technical Guidance Notes 2011 (formerly part of the Memorandum of Guidance on Listed Buildings and Conservation Areas); and, to the Council's statutory duty in relation to Listed Buildings under Section 14(2) of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.

**JUSTIFICATION :**

The proposal is not in accordance with the Development Plan and there are no material reasons which justify departing from the Development Plan

**INFORMATIVES:**

The applicant should be aware that all unauthorised works should cease and the roof to which the solar panels pertain to, be reinstated to its former condition, to the satisfaction of the Local Planning Authority (this should include the removal of the 12 solar panels), all within three months of the date of this Planning Refusal. Failure to do so may result in Enforcement action by the Council as Planning Authority.

**PROCEDURAL NOTES:**

None.



# Fixing Brackets

SCHÜCO

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&gt;&gt;

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Solar Energy Products

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Solar Thermal Systems

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FAQ

Products | Solar Energy Products | Photovoltaic Systems | Mounting Systems | ezAnchor Portfolio

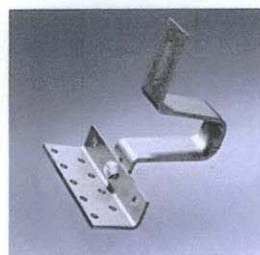
## Schüco ezAnchor Portfolio

Suitable for Almost Every Roof Tile Installation

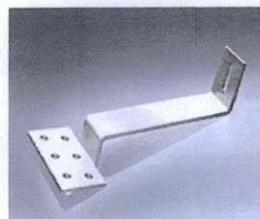
The ezAnchor portfolio is suitable for almost every roof tile installation situation in order to handle a broad variety of roof tile types used in North America. All anchors are made out of stainless steel for the highest reliability and strength. Every anchor type has been tested in the Schüco owned accredited testing laboratory based on a tensile test and compression test to confirm the maximum load capacity.

### Features

- Solution for almost every type of roof tile to reduce manual adaption of tile
- Stainless steel high load anchors for the highest load and pressure durability and minimum deformation to avoid roof-tile cracking
- Flexible multi-hole base plate for flexible installation on rafter
- All anchors enable height adjustability of side-mounted ezRail due to elongated hole
- Solution for vertical and horizontal ezRail mounting
- For composite shingle, Stile, and mission tile roofs



ezAnchor 10



ezAnchor Flat-Tile

## FAQ about Solar



Solar is still new for a lot of people. To change that, we are offering some answers to your questions.

[Learn more](#)

## Download Area


[Brochures, Data Sheets, ...](#)
[More](#)

## Reference Projects



We are compiling Schüco "Reference Projects", building projects incorporating Schüco solar products.

[Read more](#)




**TCP/11/16(238)**

**Planning Application 12/02175/FLL – Installation of 12 solar panels (in retrospect) at Rockdale House, Kinfauns, PH2 7JZ**

## **REPRESENTATIONS**

- Representation from Conservation Officer, dated 16 January 2013



# Memorandum

To Philip Sweeney  
Planning Officer

From Richard Welch, Conservation Officer,  
Development Management, Planning &  
Regeneration

Your ref 12/02175/FLL

Our ref

Date 16 January 2013

Tel No 76598

The Environment Service

Pullar House, 35 Kinnoull Street, Perth PH1 5GD

## **Installation of 12 solar panels (in retrospect): Rockdale House, Kinfauns (12/02175/FLL)**

### **Conservation Officer comments**

Rockdale House is a category B listed building.

For listed buildings solar micro-renewable developments should be installed on inconspicuous areas of a roof. These panels installed on Rockdale House, consisting of two rows of six, are clearly inter-visible with the principal elevation and can be seen from the driveway approach to the house. The overall area of panels covers over this particular roof pitch of the house almost entirely.

The installed solar panels have a significant visual impact and an adverse affect on the character of the listed building. This (repeat) application should be refused.

Richard Welch  
Conservation Officer

