

**TCP/11/16(447)**  
**Planning Application – 16/01001/FLL – Installation of 11 PV**  
**Solar Panels on Roof at 27 Newton Street, Blairgowrie,**  
**PH10 6HZ**

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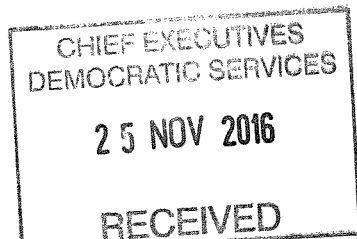


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**Planning Application – 16/01001/FLL – Installation of 11 PV  
Solar Panels on Roof at 27 Newton Street, Blairgowrie,  
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**PAPERS SUBMITTED  
BY THE  
APPLICANT**





# NOTICE OF REVIEW




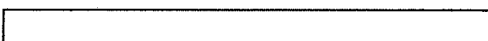
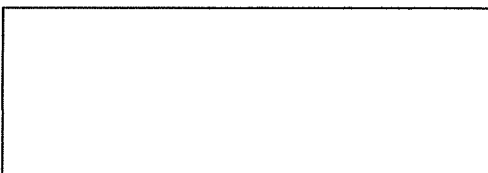
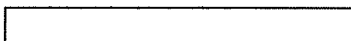
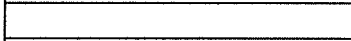

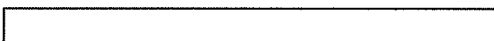
UNDER SECTION 43A(8) OF THE TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997 (AS AMENDED) IN  
RESPECT OF DECISIONS ON LOCAL DEVELOPMENTS

THE TOWN AND COUNTRY PLANNING (SCHEMES OF DELEGATION AND LOCAL REVIEW PROCEDURE)  
(SCOTLAND) REGULATIONS 2013

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 **LEN + KAY SEAL**Address **27, NEWTON ST.  
BLAIRGOWRIE**Postcode **PH10 6HZ**Contact Telephone 1   
Contact Telephone 2   
Fax No E-mail\* **Agent (if any)**Name Address Contact Telephone 1   
Contact Telephone 2   
Fax No E-mail\* 

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

**PICC**

Planning authority's application reference number

**16/01001/FLL**

Site address

**27, NEWTON ST, BLAIRGOWRIE**Description of proposed  
development**INSTALLATION OF 11 PV SOLAR PANELS ON ROOF.**

Date of application

**29.6.16**

Date of decision (if any)

**25.8.16**

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)   | <input checked="" type="checkbox"/> |
| 2. Application for planning permission in principle  | <input type="checkbox"/>            |
| 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) | <input type="checkbox"/>            |
| 4. Application for approval of matters specified in conditions   | <input type="checkbox"/>            |

**Reasons for seeking review**

- |   |                                     |
|---|-------------------------------------|
| 1. Refusal of application by appointed officer  | <input checked="" type="checkbox"/> |
| 2. Failure by appointed officer to determine the application within the period allowed for determination of the application | <input type="checkbox"/>            |
| 3. Conditions imposed on consent by appointed officer   | <input type="checkbox"/>            |

**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                                    | <input type="checkbox"/>            |
| 2. One or more hearing sessions                                   | <input type="checkbox"/>            |
| 3. Site inspection  | <input checked="" type="checkbox"/> |
| 4. Assessment of review documents only, with no further procedure | <input type="checkbox"/>            |

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 checked="" type="checkbox"/> | <input 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:

**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.

WE HAVE 3 REASONS:

1. THE ROOF IS NOT VISIBLE TO ANY GREAT EXTENT FOR ROAD USERS OR PEDESTRIANS SO DOES NOT CONSTITUTE A SIGNIFICANT DETRIMENT TO THE AESTHETICS OF THE BUILDING.
2. WE HAVE CHOSEN WHAT WE CONSIDER TO BE THE MOST INCONSPICUOUS PV PANELS AVAILABLE.
3. WE WISH TO MAKE A CONTRIBUTION TOWARDS REDUCTION OF CARBON EMISSIONS AND ASK THE COUNCIL'S SUPPORT IN VIEW OF ITS OWN AND THE SCOTTISH GOVERNMENT'S COMMITMENT TO THIS.

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.

NO FURTHER DOCUMENTATION.

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

25 : 11 : 2016



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**PLANNING DECISION NOTICE**

**REPORT OF HANDLING**

**REFERENCE DOCUMENT**



# PERTH AND KINROSS COUNCIL

Mr Len Seal  
27 Newton Street  
Blairgowrie  
Scotland  
PH10 6HZ

Pullar House  
35 Kinnoull Street  
PERTH  
PH1 5GD

Date 25.08.2016

## TOWN AND COUNTRY PLANNING (SCOTLAND) ACT

Application Number: **16/01001/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 29th June 2016 for permission for **Installation of solar panels 27 Newton Street Blairgowrie PH10 6HZ** for the reasons undernoted.

Development Quality Manager

### Reasons for Refusal

1. The proposal is contrary to Policy HE3: Conservation Areas of the Local Development Plan 2014 and Policy 3 of TAYplan 2012 as the proposal would harm the character and appearance of the conservation area and furthermore does not preserve or enhance the conservation area.
2. The proposal is contrary to Historic Environment Scotland's supplementary guidance, Managing Change in the Historic Environment: Micro-renewables (June 2016) as the proposal would have a detrimental impact on the conservation area.

### Justification

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

**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

16/01001/1

16/01001/2

16/01001/3

16/01001/4

16/01001/5

16/01001/6

16/01001/7

## REPORT OF HANDLING

### DELEGATED REPORT

Ref No	16/01001/FLL	
Ward No	N3- Blairgowrie And Glens	
Due Determination Date	28.08.2016	
Case Officer	Gillian Peebles	
Report Issued by		Date
Countersigned by		Date

**PROPOSAL:** Installation of solar panels

**LOCATION:** 27 Newton Street Blairgowrie PH10 6HZ

#### SUMMARY:

This report recommends **refusal** of the application as the development is considered to be contrary to the relevant provisions of the Development Plan and there are no material considerations apparent which justify setting aside the Development Plan.

**DATE OF SITE VISIT:** 14 July 2016

#### SITE PHOTOGRAPHS



#### BACKGROUND AND DESCRIPTION OF PROPOSAL

The application is for the installation of 11 solar panels at 27 Newton Street, Blairgowrie. The proposal relates to a traditional semi-detached dwellinghouse within the Blairgowrie Conservation Area. The property has been the subject of extensions in the past, however, still retains much of its traditional appearance on the principal elevation. As with many properties

within the area, non traditional replacement windows have been installed in the semi-detached block.

## **SITE HISTORY**

None recent.

## **PRE-APPLICATION CONSULTATION**

Pre application Reference: N/A

## **NATIONAL POLICY AND GUIDANCE**

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

## **DEVELOPMENT PLAN**

The Development Plan for the area comprises the TAYplan Strategic Development Plan 2012-2032 and the Perth and Kinross Local Development Plan 2014.

### **TAYplan Strategic Development Plan 2012 – 2032 - Approved June 2012**

Within the approved Strategic Development Plan, TAYplan 2012, the primary policy of specific relevance to this application is:-

#### **Policy 3: Managing TAYplan's Assets**

Policy 3 seeks to safeguard townscapes, archaeology, historic buildings and monuments and allow development where it does not adversely impact upon or preferably enhances these assets.

### **Perth and Kinross Local Development Plan 2014 – Adopted February 2014**

The Local Development Plan is the most recent statement of Council policy and is augmented by Supplementary Guidance.

The principal policies are, in summary:

#### **Policy RD1 - Residential Areas**

In identified areas, residential amenity will be protected and, where possible, improved. Small areas of private and public open space will be retained where they are of recreational or amenity value. Changes of use away from ancillary uses such as local shops will be resisted unless supported by market evidence that the existing use is non-viable. Proposals will be encouraged

where they satisfy the criteria set out and are compatible with the amenity and character of an area.

**Policy PM1A - Placemaking**

Development must contribute positively to the quality of the surrounding built and natural environment, respecting the character and amenity of the place. All development should be planned and designed with reference to climate change mitigation and adaption.

**Policy PM1B - Placemaking**

All proposals should meet all eight of the placemaking criteria.

**Policy HE3A - Conservation Areas**

Development within a Conservation Area must preserve or enhance its character or appearance. The design, materials, scale and siting of a new development within a Conservation Area, and development outwith an area that will impact upon its special qualities should be appropriate to its appearance, character and setting. Where a Conservation Area Appraisal has been undertaken the details should be used to guide the form and design of new development proposals.

**OTHER POLICIES**

Historic Environment Scotland: Managing Change in the Historic Environment: Micro-renewables (June 2016)

**CONSULTATION RESPONSES**

None required.

**REPRESENTATIONS**

None at time of report.

**ADDITIONAL STATEMENTS RECEIVED:**

Environment Statement	Not Required
Screening Opinion	Not Required
Environmental Impact Assessment	Not Required
Appropriate Assessment	Not Required
Design Statement or Design and Access Statement	Not Required
Report on Impact or Potential Impact eg Flood Risk Assessment	Not Required

**APPRAISAL**

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 Plan for the area comprises the approved TAYplan 2012 and the adopted Perth and Kinross Local Development Plan 2014.

In accordance with Section 65 of the Town and Country Planning (Listed Buildings and Buildings in Conservation Areas) (Scotland) Act 1997 the application has been advertised in the Local Press as potentially affecting the character or appearance of a conservation area and a site notice has been erected at the site on 14 July 2016.

The determining issues in this case are:- the statutory requirement under Section 64(1) of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 which requires the Planning Authority to pay special attention to the desirability of preserving or enhancing the character or appearance of that area; whether the proposal complies with the development plan policy; whether the proposal complies with supplementary planning guidance; or if there are any other material considerations which justify a departure from policy.

### **Policy Appraisal**

The site is located within the settlement boundary of Blairgowrie where Policies RD1: Residential Areas, Policy PM1A Placemaking and HE3A Conservation Areas are directly applicable. Policy RD1 states that residential amenity will be protected and, where possible, improved. Proposals will be encouraged where they satisfy the criteria set out and are compatible with the amenity and character of an area. Policy PM1A of the Local Development Plan seeks to ensure that all developments contribute positively to the quality of the surrounding built and natural environment, respecting the character and amenity of the place, whilst Policy HE3 seeks to ensure that proposals protect and enhance the Conservation Area.

The proposal is not considered to comply with the above policies for the reasons detailed elsewhere in the report.

### **Design and Layout**

The proposal is to install 11 solar panels on the principal roof slope of the dwellinghouse taking up approximately 43 per cent of the slope. There is a bank of 7 panels proposed adjacent to the ridge stretching almost the full length of the roof with a further 4 underneath on the eastern half of the roof slope. Although they do not take up more than 50 per cent of the roof slope they are strategically placed so as to avoid the roof over the oriel window which links back into the roof slope.

I have concerns in relation to this proposal due to the panels being proposed on the principal elevation. Historic Environment Scotland's supplementary



guidance, Managing Change in the Historic Environment: Micro-renewables (June 2016) gives the following advice in para 5

"Wherever possible, solar micro-renewable developments should be installed on inconspicuous areas of a roof, such as the inner slopes of a roof valley, or where a flat roof is obscured by a parapet. Principal elevations should always be avoided,...".

The panels take up a good proportion of the principal elevation and will be wholly visible from a public viewpoint. It is my view that they would undoubtedly overwhelm the building and detract significantly from the buildings character, architectural features and impact on the surrounding conservation area. Potentially this could set a precedent for similar applications in this area which collectively could have a very damaging impact on the conservation area. I discussed the proposal verbally with the Conservation Officer and the views expressed were that the proposal would have an adverse impact on the character and the appearance of the conservation area.

The proposal is therefore contrary to the development plan and Historic Environment Scotland guidance as it would have a detrimental impact on the conservation area.

### **Landscape**

The proposal is set within existing garden ground and would have no adverse impact on the wider landscape.

### **Residential Amenity**

I have taken account of overshadowing and overlooking and consider this proposal would have no material effect on the amenity of the neighbouring property, as regards privacy, or loss of daylight or sunlight.

### **Visual Amenity**

The property has some historic/architectural character and the proposal to cover a large, significant proportion of the roof pitch with solar panels will have a visual impact on the dwellinghouse and surrounding conservation area.

### **Developer Contributions**

The Developer Contributions Guidance is not applicable to this application and therefore no contributions are required in this instance.

### **Economic Impact**

The economic impact of the proposal is likely to be minimal and limited to the construction phase of the development.

## **Conclusion**

In conclusion, the application must be determined in accordance with the adopted Development Plan unless material considerations indicate otherwise. In this respect, the proposal is not considered to comply with the approved TAYplan 2012 and the adopted Local Development Plan 2014. I have taken account of material considerations and find none that would justify overriding the adopted Development Plan. On that basis the application is recommended for approval subject to conditions.

## **APPLICATION PROCESSING TIME**

The recommendation for this application has been made within the statutory determination period.

## **LEGAL AGREEMENTS**

None required.

## **DIRECTION BY SCOTTISH MINISTERS**

None applicable to this proposal.

## **RECOMMENDATION**

### **Refuse the application**

### **Conditions and Reasons for Recommendation**

1. The proposal is contrary to Policy HE3: Conservation Areas of the Local Development Plan 2014 and Policy 3 of TAYplan 2012 as the proposal would harm the character and appearance of the conservation area and furthermore does not preserve or enhance the conservation area.
2. The proposal is contrary to Historic Environment Scotland's supplementary guidance, Managing Change in the Historic Environment: Micro-renewables (June 2016) as the proposal would have a detrimental impact on the conservation area.

## **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**

N/A

**Procedural Notes**

Not Applicable.

**PLANS AND DOCUMENTS RELATING TO THIS DECISION**

16/01001/1

16/01001/2

16/01001/3

16/01001/4

16/01001/5

16/01001/6

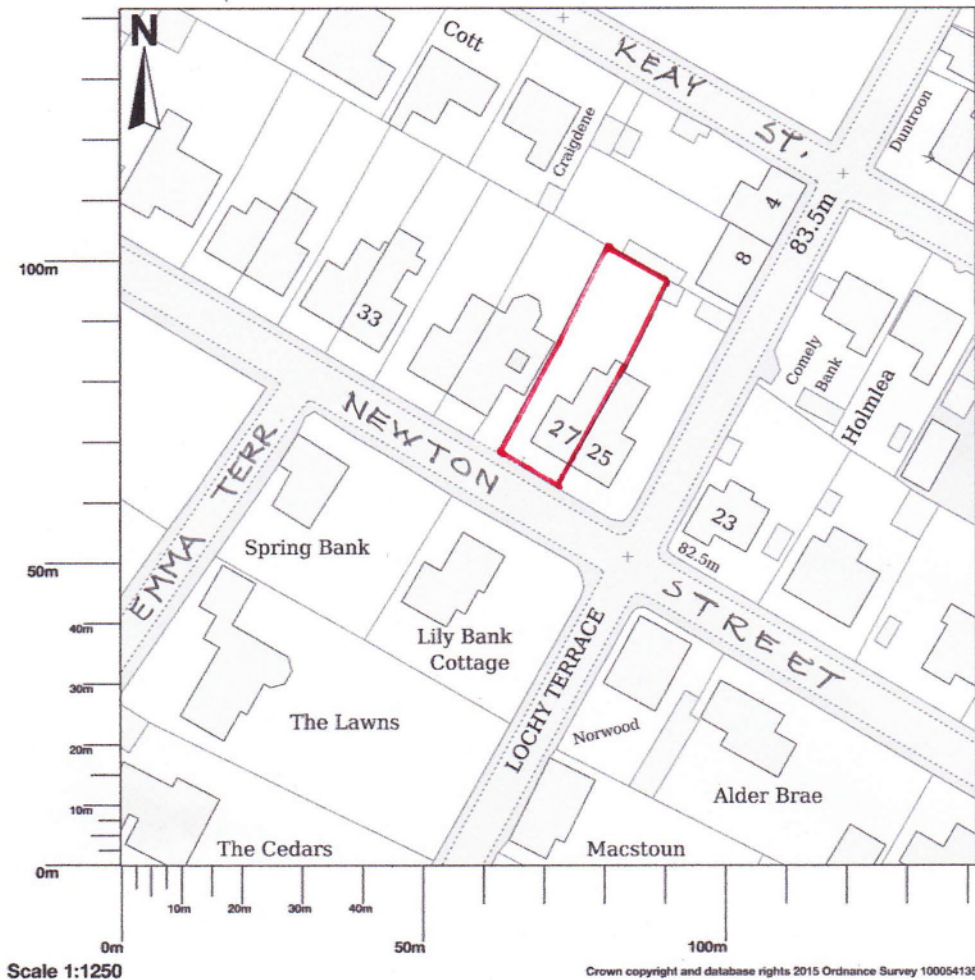
16/01001/7

**Date of Report 19.08.2016**





## 27 Newton Street, Blairgowrie, PH10 6HZ



Map shows area bounded by: 317456.28,745096.3,317597.72,745237.7 (at a scale of 1:1250) The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

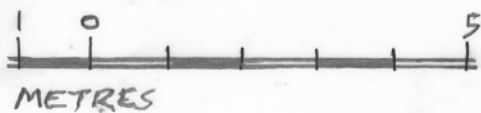
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SLATE ROOFS

No 27

No. 25



INSTALLATION OF PV PANELS  
27 NEWTON ST BLAIRGOWRIE  
EXISTING ROOF PLAN 1:100



INSTALLATION OF PV PANELS  
27 NEWTON ST. BLAIRGOWRIE  
SOUTH-WEST ELEVATION  
EXISTING 1:100



11 NO. BLACK  
PV PANELS  
ON SLATE  
ROOF

NO-27

NO. 25

INSTALLATION OF PV PANELS  
27 NEWTON ST. BLAIRGOWRIE  
ROOF PLAN 1:100  
PROPOSED.







INSTALLATION OF PV PANELS  
27 NEWTON ST BLAIRGOWRIE

SOUTH-WEST ELEVATION  
PROPOSED 1:100



**Solar and Wind Applications Limited**  
**Mr Len Seal, 27, Newton Street, Blairgowrie, PH10 6HZ**  
**Quotation for 3.3kWp Solar Photovoltaic System**

Date: 3rd May 2016  
For: Mr Len Seal  
By: Marty Mellis-Fox  
Ref: MMF/PV1516 - 11x300W  
Valid: 30 days  
Terms: Payment due at commissioning of system

**Goods and Services**

11 x LG300N1K-G4300W modules - BSI KM 564573/54/05  
1 x Solar Edge SE3000 Inverter.  
Mounting Structure  
Balance of system components (energy meter, cables, connectors etc)  
SolarEdge Optimisers.

	<b>Materials sub total:</b>	<b>£4,934.77</b>
		<b>£850.00</b>
Design/Installation/Commission	<b>Total (excluding VAT):</b>	<b>£5,784.77</b>
	VAT (@5%):	£289.24
	<b>Total Cost (Inc. Vat)</b>	<b>£6,074.01</b>

<b>Average electricity generation per annum (MCS)</b>	<b>2977kWh</b>
Average electricity generation per annum (PVGIS)	2780kWh*
<b>Average savings in CO2 per annum</b>	<b>1280.11kgs</b>
<b>Feed in Tariff Rate</b>	<b>4.32p/kWh</b>
<b>Company accreditation number</b>	<b>MCS 1150</b>
<b>Average days to install system</b>	<b>3 Days</b>
<b>Estimated lead time</b>	<b>2 weeks</b>

Notes

- 1 Subject to agreement of Solar and Wind Applications Ltd's Terms and Conditions.
- 2 Payment terms (see above).
- 3 Warranty: all goods are guaranteed free from defects in materials and workmanship under normal use for a period of five years from the date of delivery or date of completion of installation.
- 4 \*The PVGIS system performance calculation has been undertaken using estimated values for array orientation, inclination or shading. Actual performance may be significantly lower or higher if the characteristics of the installed system vary from the estimated values.
- 5 It is the responsibility of the Client to obtain any necessary Planning Consent.
- 6 It is the responsibility of the Client to ensure eligibility for the Feed in Tariff and to ensure that the Application process is completed with a FIT Supplier.

## Summary of Proposed Solar PV System

### 3.3kW System - Ref MMF/PV1516 - 11x300W

Description of installation type:	Pitched slate roof
Number of Panels:	11
Module type:	LG300N1K-G4
Module rated output:	300W
Module MCS product code:	BSI KM 564573/54/05
Total PV array size:	3.3kW
Inverter type:	Solar Edge SE3000
Number of inverters:	1
<b>Cost of system Supply and Installation:</b>	<b>£6,074.01</b>

### Estimated annual yield (MCS Method):

**2977kWh**

Shading factor used:

0.96

Estimated annual yield (PVGIS Method - no shading considered):

2780kWh

FIT rate applicable:

4.32p/kWh

Estimated FIT income for first year:

£128.61

Based on MCS Yield Estimate

Estimated electricity savings for first year:

£250.07

Based on self consumption of:

60.00%

Assumed electricity price of:

14p

Estimated export income achieved

£72.19

Based on export of:

50% deemed

Export rate

4.85p

### Estimated Total Income and Savings for year 1

**£450.87**

### Estimated Return on Investment (ROI):

**7.4%**

### Estimated Payback Period

**10-11 years**

estimated electricity price increase %

7%

estimated RPI increase %

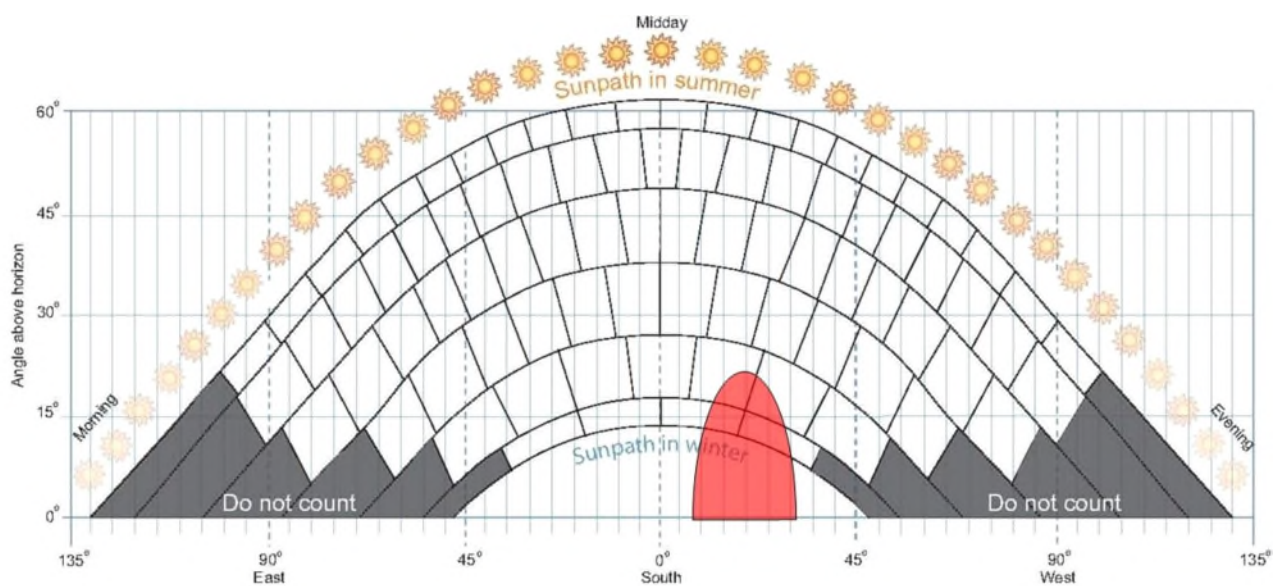
3.5%

**Note** - All of the above financial figures are based on MCS methods. The performance of solar PV systems is impossible to predict with certainty due to the variability in the amount of solar radiation (sunlight) from location to location and from year to year. This estimate is based upon the standard MCS procedure is given as guidance only. It should not be considered as a guarantee of performance.

If you feel that this system does not meet your requirements or have any other queries about the system design or above figures please do not hesitate to contact us.

## MCS Shading Calculation

The sunpath diagram below shows the arcs of the sky that the sun passes through at different times of the day and year. The shaded area indicates the height of the horizon as seen from the location of the solar array. Where objects on the horizon are within 10m of the array, an added semi-circle is drawn to represent the increased shading. Blocks of the sky that are shaded by objects on the horizon are coloured in, and a shading factor is calculated from the number of shaded blocks.



<b>Size of PV system (kWp)</b>	<b>3.3</b>
<b>Shading Factor</b>	<b>0.96</b>
<b>Postcode</b>	<b>PH</b>
<b>Indination</b>	<b>35</b>
<b>Deviation from South</b>	<b>35</b>
<b>Zone Result</b>	<b>Zone 15 - Dundee</b>
<b>Irradiance Value</b>	<b>902.09</b>
<b>Estimated annual Generation</b>	<b>2857.82</b>

## **Financial Calculations**

We have provided the above financial figures based on the estimated yield of your system. This should give you an idea of the financial viability of your installation.

All figures are based on the standard MCS yield estimate. We have also provided an estimate based on PVGIS database. This estimate has been produced using a methodology and assumptions that differ from the standard MCS procedure for estimating performance. You should consider both estimates together. We believe PVGIS to provide an accurate estimate in certain circumstances based on feedback from our existing customers.

**Note:** The PVGIS system does not include any yield reduction due to site specific shading.

## **Here is a summary of where our figures come from...**

**1. The Feed in Tariff (FiT)** – This is a payment from your FiT Provider for the total energy that the system generates. You get the FiT rate paid per kilowatt hour (kWh) of energy you generate, regardless of how the energy is used. The FiT rate is subject to your property achieving an Energy Performance Certificate (EPC) showing a rating of Band D or above. If your property is rated at Band E or below, you will receive a reduced rate.

- ✓ The FiT is index linked and will rise in line with the Retail Price Index.
- ✓ Payments are guaranteed for 20 years.

**2. Export Payment** - You will also receive an export payment for electricity fed back into the grid at the above rate per kilowatt hour. For installations of less than 50kWp this is usually based on an estimated export of 50% of the total generation. In some cases the export is metered by your energy supplier and you receive payment accordingly.

**3. Electricity Savings** – Your solar panels will feed power into your house. This power is either used in the premises or exported. To get the greatest benefit to your system it is best to (usefully) use as much of this energy as possible. For the purposes of our calculations we have used the noted use/export percentages. Each kWh of energy you use from your Solar PV system displaces one unit of imported energy at the rate you would normally pay.

## **Payback Period**

We have provided an estimated payback period for your information. As the FiT is index linked, and we cannot predict changes in electricity prices, this has been calculated using the above noted assumptions. We believe this to be a reasonable estimate, but we would be happy to carry these calculations out with different figures on request.

If you have any questions about any of the figures we have provided, please do not hesitate to get in touch and we will be happy to help.



