

**Full Planning Application 06/02466/FUL
at
47 Bonaly Road
Edinburgh
EH13 0EH**

**Development Quality Sub-Committee
of the Planning Committee**

1 Purpose of report

To consider application 06/02466/FUL, submitted by Mr Johnston. The application is for: **Installation of solar panels (water)**

It is recommended that this application be **GRANTED**

2 The Site and the Proposal

Site description

47 Bonaly Road is an end terraced dwelling located in the south-western corner of a residential courtyard over domestic garages.

The property is finished in render and brick with a red concrete tiled roof.

Site History

There is no relevant planning history for this site.

Description of the Proposal

Scheme 2

The applicant seeks planning permission for an area of solar panels amounting to 4 square metres on the southern plane of the roof.

Scheme 1

Included the installation of a single pole mounted domestic wind turbine extending approximately 1.4 metres above the ridge of the existing dwelling.

3 Officer's Assessment and Recommendations

Determining Issues

Do the proposals comply with the development plan?

If the proposals do comply with the development plan, are there any compelling reasons for not approving them?

If the proposals do not comply with the development, are there any compelling reasons for approving them?

ASSESSMENT

To address these determining issues, the Committee needs to consider whether:

- a) The visual amenity of the area would be adversely affected.
- b) The proposals are detrimental to residential amenity.

a) The Draft West Edinburgh Local Plan sets out general policy support for energy conservation and environmentally acceptable forms of energy production, subject to compliance with other policies within that Local Plan.

The house lies at the end of a row of houses within a courtyard development. The solar panels protrude 15cm above the plane of the roof and, due to the height of the roof, views of the panels will be limited from close proximity.

The proposal will not adversely affect the visual amenity of the dwelling or the character of the surroundings.

b) Services for communities (Environmental Assessment) have no objections to the proposal. The proposed condition relating to noise limitation related to the wind turbine which has been removed from the proposal and is no longer necessary.

The solar panels are not considered to have any adverse impact on the residential amenity of neighbouring properties.

It is recommended that the Committee approves this application.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/tel	Steven Black on 0131 529 3904
Ward affected	43 - Colinton
Local Plan	South West Edinburgh Local Plan
Statutory Development Plan Provision	Residential
Date registered	20 June 2006
Drawing numbers/ Scheme	01a Scheme 2

Advice to Committee Members and Ward Councillors

The full details of the application are available for viewing on the Planning and Building Control Portal: www.edinburgh.gov.uk/planning.

If you require further information about this application you should contact the following Principal Planner, Helen Martin on 0131 529 3517. Email: helen.martin@edinburgh.gov.uk.

If this application is not identified on the agenda for presentation, and you wish to request a presentation of this application at the Committee meeting, you must contact Committee Services by 9.00a.m. on the Tuesday preceding the meeting on extension 4229/4239. Alternatively, you may e-mail gavin.king@edinburgh.gov.uk or carol.richardson@edinburgh.gov.uk

Application Type Full Planning Application
Application Address: 47 Bonaly Road
Edinburgh
EH13 0EH

Proposal: Installation of solar panels (water)
Reference No: 06/02466/FUL

Consultations, Representations and Planning Policy

Consultations

Services for Communities, Environmental Assessment

Environmental Health has no objections to this proposed development subject to the following condition:

- 1. The design, installation and operation of the wind turbine shall be such that any associated noise complies with NR20 when measured within any nearby living apartment.*

Representations

Nine letters of representation have been received raising the following material points:-

- a) Issues of design / amenity, taken account of in assessment a;

Detrimental to visual amenity
Out of character with area
Positive visual impact

- b) Issues of residential amenity, taken account of in assessment b;
Concern over noise and vibration

All but two objections relate to the wind turbine which was removed from the application.

Two letters have been received supporting the installation of the solar panels.

Full copies of the representations made in respect of this application are available in Group Rooms or can be requested for viewing at the Main Reception, City Chambers, High Street.

Planning Policy

The application site lies within a mainly residential area within the adopted South West Edinburgh Local Plan and the Draft Edinburgh City Local Plan.

Relevant Policies:

Policy Inf 2 (Renewable Energy) sets criteria for assessing proposals for environmentally sustainable forms of energy generation.

Policy Des 9 (Alterations and Extensions) sets criteria for assessing alterations and extensions to existing buildings

Policy E5 requires all new buildings to make a positive contribution to the overall quality of the environment throughout South West Edinburgh in terms of materials, landscaping, setting and other matters.

Application Type Full Planning Application
Application Address: 47 Bonaly Road
Edinburgh
EH13 0EH

Proposal: Installation of solar panels (water)
Reference No: 06/02466/FUL

Conditions/Reasons associated with the Recommendation

Recommendation

It is recommended that this application be **GRANTED** subject to the conditions below.

Conditions

1. The development hereby permitted shall be commenced no later than five years from the date of this consent.

Reasons

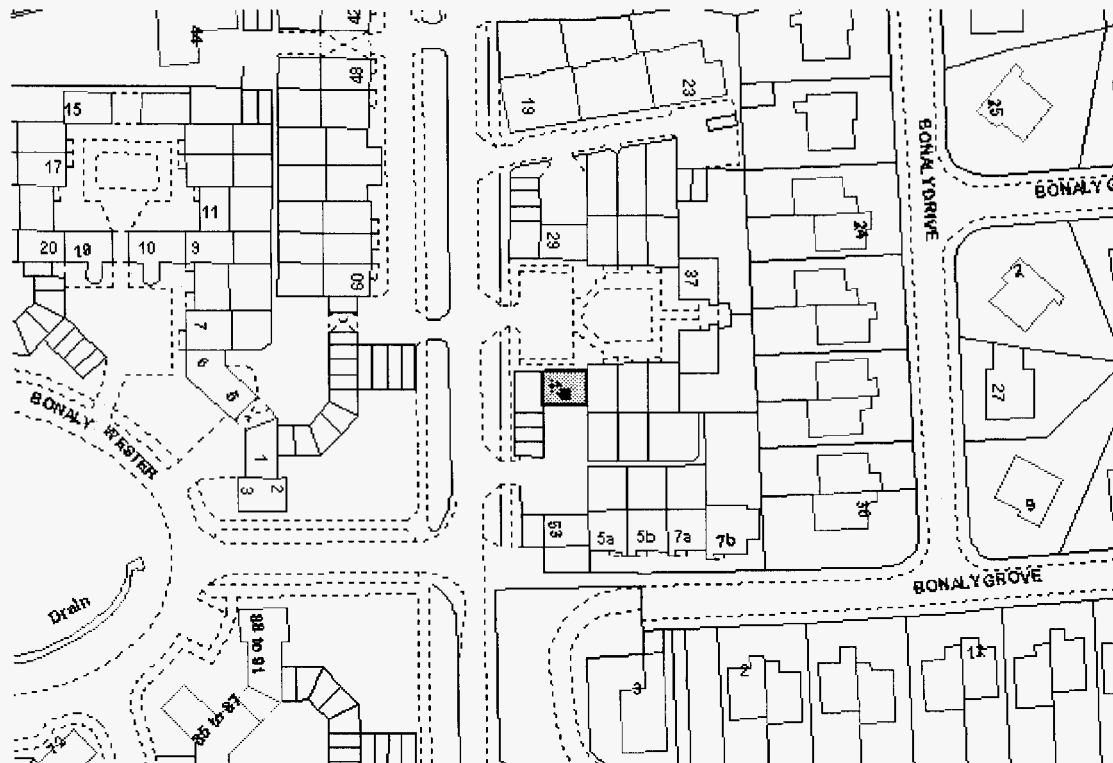
1. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.

End

Application Type Full Planning Application

Proposal: Installation of solar panels (water)

Reference No: 06/02466/FUL



Location Plan

Reproduction from the Ordnance Survey mapping with permission of the Controller of Her Majesty's Stationery Office © Crown Copyright.

Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Licence Number 100023420 The City of Edinburgh Council 2005.