

Notice of Review: 1 St Mary's Court, Dalkeith

Determination Report

Report by Chief Officer Place

1 Purpose of Report

- 1.1 The purpose of this report is to provide a framework for the Local Review Body (LRB) to consider a 'Notice of Review' for the installation of solar panels at 1 St Mary's Court, Dalkeith.

2 Background

- 2.1 Planning application 22/00692/DPP for the installation of solar panels at 1 St Mary's Court, Dalkeith was refused planning permission on 2 December 2022; a copy of the decision is attached to this report.

- 2.2 The review has progressed through the following stages:

- 1 Submission of Notice of Review by the applicant.
- 2 The Registration and Acknowledgement of the Notice of Review.
- 3 Carrying out Notification and Consultation.

3 Supporting Documents

- 3.1 Attached to this report are the following documents:

- A site location plan (Appendix A);
- A copy of the notice of review form and supporting statement (Appendix B). Any duplication of information is not attached;
- A copy of the case officer's report (Appendix C);
- A copy of the decision notice, excluding the standard advisory notes, issued on 2 December 2022 (Appendix D); and
- A copy of the key plans/drawings (Appendix E).

- 3.2 The full planning application case file and the development plan policies referred to in the case officer's report can be viewed online via www.midlothian.gov.uk.

4 Procedures

- 4.1 In accordance with agreed procedures, the LRB:

- Have determined to undertake a site visit (only elected members attending the site visit can participate in the determination of the review); and
- Have determined to progress the review by written submissions.

- 4.2 The case officer's report identified that there were no consultations required and one representation received. As part of the review process the interested party was notified of the review. No additional comments have been received. All comments can be viewed online on the electronic planning application case file.
- 4.3 The next stage in the process is for the LRB to determine the review in accordance with the agreed procedure:
- Identify any provisions of the development plan which are relevant to the decision;
 - Interpret them carefully, looking at the aims and objectives of the plan as well as detailed wording of policies;
 - Consider whether or not the proposal accords with the development plan;
 - Identify and consider relevant material considerations for and against the proposal;
 - Assess whether these considerations warrant a departure from the development plan; and
 - State the reason/s for the decision and state any conditions required if planning permission is granted.
- 4.4 In reaching a decision on the case the planning advisor can advise on appropriate phraseology and on appropriate planning reasons for reaching a decision.
- 4.5 Following the determination of the review the planning advisor will prepare a decision notice for issuing through the Chair of the LRB. A copy of the decision notice will be reported back to the LRB for noting.
- 4.6 A copy of the LRB decision will be placed on the planning authority's planning register and made available for inspection online.

5 Conditions

- 5.1 The nature of the proposal is such that it is considered that no conditions would be required if the LRB is minded to grant planning permission.

6 Recommendations

- 6.1 It is recommended that the LRB:
- a) determine the review; and
 - b) the planning advisor draft and issue the decision of the LRB through the Chair

Peter Arnsdorf
Planning, Sustainable Growth and Investment Manager

Date: 10 April 2023
Report Contact: Whitney Lindsay, Planning Officer
Whitney.Lindsay@midlothian.gov.uk

Background Papers: Planning application 22/00692/DPP available for inspection online.




Education, Economy & Communities
 Midlothian Council
 Fairfield House
 8 Lothian Road
 Dalkeith
 EH22 3AA

Installation of solar panels
1 Saint Mary's Court, Dalkeith

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File No.22/00692/DPP
 Scale: 1:750



NOTICE OF REVIEW

Under Section 43A(8) Of the Town and County 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 2013

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.

**PLEASE NOTE IT IS FASTER AND SIMPLER TO SUBMIT PLANNING APPLICATIONS
ELECTRONICALLY VIA <https://www.eplanning.scot>**

1. Applicant's Details		2. Agent's Details (if any)	
Title	<input type="text" value="Mr"/>	Ref No.	<input type="text"/>
Forename	<input type="text" value="Paul"/>	Forename	<input type="text"/>
Surname	<input type="text" value="Shipp"/>	Surname	<input type="text"/>
Company Name	<input type="text"/>	Company Name	<input type="text"/>
Building No./Name	<input type="text" value="1"/>	Building No./Name	<input type="text"/>
Address Line 1	<input type="text" value="Saint Mary's Court"/>	Address Line 1	<input type="text"/>
Address Line 2	<input type="text"/>	Address Line 2	<input type="text"/>
Town/City	<input type="text" value="Dalkeith"/>	Town/City	<input type="text"/>
Postcode	<input type="text" value="EH22 1AD"/>	Postcode	<input type="text"/>
Telephone	<input type="text" value="REDACTED"/>	Telephone	<input type="text"/>
Mobile	<input type="text" value="REDACTED"/>	Mobile	<input type="text"/>
Fax	<input type="text" value="REDACTED"/>	Fax	<input type="text"/>
Email	<input type="text" value="REDACTED"/>	Email	<input type="text"/>
3. Application Details			
Planning authority	<input type="text" value="Midlothian Council"/>		
Planning authority's application reference number	<input type="text" value="22/00692/DPP"/>		
Site address	<input type="text" value="1 Saint Mary's Court, Dalkeith, Midlothian EH22 1AD"/>		
Description of proposed development	<input type="text" value="I am looking to install a PV solar system connected to an inverter and battery system. Majority of panels to be mounted on the sunroom roof and therefore not visible from outside the property due to the boundary wall. The other 3 panels will be mounted on the main roof of the property and, whilst visible from the road, are of standard PV panel appearance and therefore I do not perceive them to negatively impact the conservation area. They are also largely hidden from view at street level by the existing dormer."/>		

Date of application

15/09/2022

Date of decision (if any)

02/12/2022

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

4. Nature of Application

Application for planning permission (including householder application)

Application for planning permission in principle

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)

Application for approval of matters specified in conditions

5. Reasons for seeking review

Refusal of application by appointed officer

Failure by appointed officer to determine the application within the period allowed for determination of the application

Conditions imposed on consent by appointed officer

6. 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.

Further written submissions

One or more hearing sessions

Site inspection

Assessment of review documents only, with no further procedure

If you have marked either of the first 2 options, 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 necessary.

N/A

7. Site inspection

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

Can the site be viewed entirely from public land?

Is it possible for the site to be accessed safely, and without barriers to entry?

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

The site can be viewed from public land, but access to it is through our side gate which is usually locked. We are more than happy to grant access, but would need prior notice of your arrival.

8. 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.

In reference to the refusal of installation of solar panels at 1 St. Mary's Court, Dalkeith, EH22 1AD, I would like to appeal the decision made based on the following:

1. We illustrated very clearly on our amended proposal that the discreet solar panels on the lower half of the rear pitched roof would not occupy a predominant position on the roof plane, as also highlighted by the line of visibility we added in from a roadside viewpoint. The reduced size and landscaped orientation of the solar panels addresses the visual clutter that was initially highlighted on the original proposal where there were two levels of panels on the rear pitched plane, occupying a much larger area. The amended proposal only covers a minority of this roof plane on its lowest part and their landscape placement in an inconspicuous area of the roof, obscured by the current dormer, deems them only partially visible from the road (see document 1 - Photo of reduced footprint of panels as seen from Musselburgh Road).

2. Although the dwelling is situated in a conservation area and the solar panels are proposed to be fitted to a roof that faces a road, the first line of sight on the approach from this road to Dalkeith Country Park (DCP), is the large (and often neon pink) advertising sign for DCP alongside the bright blue signs for St Mary's Church attached to the listed wall surrounding our house (see document 2 - Photo of large advertising boards for DCP and St Marys Church). We carried out our own street survey to ask passers-by what they noticed first on approach and these signs were both highlighted first, followed by the plant boxes leading up to the entry gates. We also asked if they felt solar panels would be a negative addition and not a single person had any concerns. The line of sight from a driver's perspective is also lined up with the entrance to DCP and the ninety-degree bend they are about to drive around; no safe driver should be looking at the roof of our property. Considering the visual impact is the basis for refusal of our proposal, I can't see how our proposed panels, which are more than 75% obscured by the dormer from a roadside stance, can be refused in light of these advertisement signs that are in place.

3. The house is a modern dwelling which warranted the addition of roof light windows, therefore the addition of solar panels would not look out of character, given their similar aesthetics and also given their less visible location, which is obscured mostly by the dormer as you view it from the roadside. The fact that ten modern dwellings were built within the area supports this.

For the reasons highlighted above, I disagree that they will detract from the character and appearance for the area. We have carried out further amendments in a sensitive and informed manner based on feedback from Midlothian Council to not adversely affect the special interest of this area.

In light of the reasons I've highlighted, the current energy crisis, and the minimal visibility of the three solar panels on the pitched roof, I would wholeheartedly encourage you to reconsider our application for planning permission.

Have you raised any matters which were not before the appointed officer at the time your application was determined? Yes No

If yes, please explain below a) why your are raising new material b) why it was not raised with the appointed officer before your application was determined and c) why you believe it should now be considered with your review.

N/A

9. 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

- 1 - Photo of reduced footprint of panels as seen from Musselburgh Road
- 2 - Photo of large advertising boards for DCP and St Marys Church
- 3 - Statement of Grounds of Appeal
- 4 - Location and site plan
- 5 - Proposed roof plan revised
- 6 - Decision notice
- 7 - Copy of original application form
- 8 - Delegated short report

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.

10. Checklist

Please mark the appropriate boxes to confirm that 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 requesting 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 hereby serve notice on the planning authority to review the application as set out on this form and in the supporting documents. I hereby confirm that the information given in this form is true and accurate to the best of my knowledge.

Signature:



Name: Paul Shipp

Date: 20/02/2023

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

Statement of Grounds of Appeal

In reference to the refusal of installation of solar panels at 1 St. Mary's Court, Dalkeith, EH22 1AD, I would like to appeal the decision made based on the following:

1. We illustrated very clearly on our amended proposal that the discreet solar panels on the lower half of the rear pitched roof would not occupy a predominant position on the roof plane, as also highlighted by the line of visibility we added in from a roadside viewpoint. The reduced size and landscaped orientation of the solar panels addresses the visual clutter that was initially highlighted on the original proposal where there were two levels of panels on the rear pitched plane, occupying a much larger area. The amended proposal only covers a minority of this roof plane on its lowest part and their landscape placement in an inconspicuous area of the roof, obscured by the current dormer, deems them only partially visible from the road (see document 1 - Photo of reduced footprint of panels as seen from Musselburgh Road).

2. Although the dwelling is situated in a conservation area and the solar panels are proposed to be fitted to a roof that faces a road, the first line of sight on the approach from this road to Dalkeith Country Park (DCP), is the large (and often neon pink) advertising sign for DCP alongside the bright blue signs for St Mary's Church attached to the listed wall surrounding our house (see document 2 - Photo of large advertising boards for DCP and St Marys Church). We carried out our own street survey to ask passers-by what they noticed first on approach and these signs were both highlighted first, followed by the plant boxes leading up to the entry gates. We also asked if they felt solar panels would be a negative addition and not a single person had any concerns. The line of sight from a driver's perspective is also lined up with the entrance to DCP and the ninety-degree bend they are about to drive around; no safe driver should be looking at the roof of our property. Considering the visual impact is the basis for refusal of our proposal, I can't see how our proposed panels, which are more than 75% obscured by the dormer from a roadside stance, can be refused in light of these advertisement signs that are in place.

3. The house is a modern dwelling which warranted the addition of roof light windows, therefore the addition of solar panels would not look out of character, given their similar aesthetics and also given their less visible location, which is obscured mostly by the dormer as you view it from the roadside. The fact that ten modern dwellings were built within the area supports this.

For the reasons highlighted above, I disagree that they will detract from the character and appearance for the area. We have carried out further amendments in a sensitive and informed manner based on feedback from Midlothian Council to not adversely affect the special interest of this area.

In light of the reasons I've highlighted, the current energy crisis, and the minimal visibility of the three solar panels on the pitched roof, I would wholeheartedly encourage you to reconsider our application for planning permission.

MIDLOTHIAN COUNCIL

DEVELOPMENT MANAGEMENT PLANNING APPLICATION DELEGATED WORKSHEET:

Planning Application Reference: 22/00692/DPP

Site Address: 1 Saint Mary's Court, Dalkeith

Site Description:

The application site comprises a two storey semi-detached house located within a small residential development situated in between the edge of Dalkeith town centre and Dalkeith Country Park.

The application dwelling is finished in an off-white render with timber detailing to the front, white timber framed windows and a slate pitched roof. There are large wall-head dormers located within the front and rear elevations. There is a single storey extension located to the rear and side of the dwelling which has a mono-pitch roof. The existing extension is finished in an off-white render, with white timber framed windows and a lead roof with a batten seam.

The rear and side boundaries are defined by a high natural stone boundary wall.

Proposed Development: Installation of solar panels

Proposed Development Details:

The original submission sought planning permission for the installation of a total of six 2.3 metres by 1.1 metre solar PV panels; three are to be installed on the rear roof plane of the main dwellinghouse and three are to be installed on the rear roof plane of the single storey extension.

Negotiations were undertaken during the assessment of the planning application with the applicant; concerns were raised with the applicant about the visual impact of the solar PV panels on the rear elevation of the main dwelling in terms of the conservation area and the setting of neighbouring listed buildings. The applicant provided an email response on 09 November 2022 providing further justification and support for the proposal as submitted. Further negotiations were undertaken resulting in revised plans being submitted on 28 November 2022 that are subject of the current planning application.

Planning permission is sought for the installation of a total of ten 1.8 metres by 1.1 metre solar PV panels; three are to be installed on the rear roof plane of the main dwellinghouse, five are to be installed on the rear roof plane of the single storey extension and two are to be installed on the side roof plane of the single storey extension.

Background (Previous Applications, Supporting Documents, Development Briefs): Planning history sheet checked.

Planning permission was granted in 2019 for the extension to dwellinghouse and installation of rooflights. Planning ref: 19/00272/DPP.

Planning permission was granted in 2015 for the erection of domestic storage enclosure and associated alterations to existing boundary wall (Part Retrospective). Planning ref: 15/00115/DPP.

Listed building consent was granted in 2015 for erection of domestic storage enclosure and associated alterations to existing boundary wall. Planning ref: 15/00116/LBC.

Consultations: No consultations required.

Representations:

One representation has been received which supports the above planning application. The representation made comments in support of the application which can be summarised as follows:

- Support the installation of solar panels;
- Noted that solar panels are a way to address climate change and the energy crisis; and
- Noted that rooflights were installed within the same roof plane.

The comments noted above will be taken into consideration in the assessment of the planning application.

Relevant Planning Policies:

Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 places a duty on planning authorities to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas.

Planning policy currently comprises National Planning Framework 3 and Scottish Planning Policy, SESPlan and the adopted Midlothian Local Development Plan 2017. On 8 November the Revised Draft National Planning Framework 4 was submitted to the Scottish Parliament for approval along with an Explanatory Report that outlines the changes from Draft NPF4 to the Revised Draft. The Planning Act requires that NPF4 must be approved by the Scottish Parliament before it can be adopted by Scottish Ministers. On adoption the provisions in the Planning Act will commence to make NPF4 part of the statutory development plan. The existing National Planning Framework 3 and Scottish Planning Policy remain in place until NPF4 has been adopted by Scottish Ministers. As the Revised Draft NPF4 is at an advanced stage and represents the settled view of the Scottish Government in terms of its planning policy it is a material consideration of significant weight in the assessment of the application. The following policies are relevant to the proposal:

NPF4

Policy 1 Tackling the climate and nature crises

When considering all development proposals significant weight will be given to the global climate and nature crises.

Policy 2 Climate mitigation and adaptation

c) Development proposals to retrofit measures to existing developments that reduce emissions or support adaptation to climate change will be supported.

Policy 7 Historic assets and places

d) Development proposals in or affecting conservation areas will only be supported where the character and appearance of the conservation area and its setting is preserved or enhanced.

Policy 14 Design, quality and place

a) Development proposals will be designed to improve the quality of an area whether in urban or rural locations and regardless of scale.

c) Development proposals that are poorly designed, detrimental to the amenity of the surrounding area or inconsistent with the six qualities of successful places, will not be supported.

Policy 16 Quality homes

g) Householder development proposals will be supported where they:

i. do not have a detrimental impact on the character or environmental quality of the home and the surrounding area in terms of size, design and materials; and

ii. do not have a detrimental effect on the neighbouring properties in terms of physical impact, overshadowing or overlooking.

h) Householder development proposals that provide adaptations in response to risks from a changing climate, or relating to people with health conditions that lead to particular accommodation needs will be supported.

Historic Environment Scotland

Historic Environment Policy for Scotland (HEPS) 2019 and Scottish Planning Policy (SPP) offer guidance on the protection and management of the historic environment and Conservation Areas and areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. Their designation provides the basis for the positive management of an area. The Policy Statement and SPP also indicated that the planning authority should consider the design, materials, scale and sitting of any development, and its impact on the character of the historic environment.

Historic Environment Scotland also offers guidance on roofs through its 'Managing Change' series. The 'Roofs' guidance note offers guidance on roofs and states that the addition of new features to principal or prominent roof slopes should generally be avoided.

Historic Environment Scotland's Managing Change in the Historic Environment document on Micro-Renewables states that Micro-renewable installations should be planned carefully to minimise intervention affecting historic character while balancing the potential of available renewable energy sources. Installation of solar panels on the principal elevation of a historic building should be avoided because of the detrimental visual impact. Therefore, if historic buildings face south, their main roof

slopes may be inappropriate as locations for solar panels. Alternative solutions should be explored, such as installation on secondary roof slopes, on locations hidden from main views, or on surrounding areas such as sheds, gardens or fields. Panels have been successfully installed behind parapet walls or on the south-facing inside rise of M-shaped roofs.

Midlothian Local Development Plan

Policy **DEV2** states that development will not be permitted where it would have an adverse impact on the character or amenity of a built-up area.

Policy **ENV19: Conservation Areas** seeks to prevent development which would have any adverse effect on the character and appearance of Conservation Areas.

Policy **ENV22: Listed Buildings** states that development will not be permitted where it would adversely affect the character or appearance of a Listed Building; its setting; or any feature of special, architectural or historic interest.

Planning Issues:

The main planning issue to be considered is whether or not the proposal complies with the development plan policies and, if not, whether there are any material planning considerations which would otherwise justify approval.

In assessing development proposals located within the conservation area, the Planning Authority must be satisfied that the proposal will preserve or enhance the character and appearance of the conservation area.

The current proposal is for the siting of a total of 10 solar panels; three are to be installed on the rear roof plane of the main dwellinghouse, five are to be installed on the rear roof plane of the single storey extension and two are to be installed on the side roof plane of the single storey extension.

Whilst the three solar panels have been sited in close proximity to the wall head dormer window, the proposed solar panels will cover a large proportion of the rear roof plane. The addition of three solar panels on the rear roof plane when viewed alongside the wall head dormer and existing rooflights will be visually clutter of the roof plane and will materially detract from the character and appearance of the application dwelling and the conservation area. The proposed solar panels will cover a large area of the roof plane of the main application dwelling and will appear as an alien addition that is not in-keeping with the character or appearance of the conservation area.

The rear elevation of the application dwellinghouse is highly visible on the approach to one of the main entrances to Dalkeith Country Park which is host to a number of significantly important listed building which include St Mary's Episcopal Church and the Dalkeith House, both of which are category A listed buildings. The installation of the solar PV panels on the rear roof plane of the main dwelling raises concerns in terms of impact upon the character and appearance of the conservation area and the setting of Dalkeith Country Park and neighbouring listed buildings due to the prominent position of the dwellinghouse. The proposed solar panels will occupy a

predominant area of the roof plane which is inappropriate and will materially detract from the character and appearance of the conservation area and setting of the neighbouring listed buildings.

Overall, the installation of solar panels will not positively contribute towards the character or appearance of the listed building or the conservation area. The proposal will have a significant adverse impact on the character and appearance of the listed building.

It is noted that solar panels are a renewable energy technology and the Council supports the principle of renewable energy developments as long as they don't result in an unacceptable significant adverse effect upon the historic environment. In this instance the proposed solar panels will result in an adverse visual impact upon the character and appearance of the conservation area, setting of the entrance of Dalkeith County Park as well as the setting of significantly important neighbouring listed buildings.

It is noted that the installation of solar PV panels on the rear and side elevation of the single storey extension will only be open to fleeting public views. The rear garden ground of the application property is enclosed by a high natural stone boundary wall which mitigates any visual impact of the PV panels on the single storey extension. Furthermore, the roof of the single storey extension is finished in a standing seam metal, so the additional of solar PV panels on the single storey extension will not read as a visually alien addition. Overall, the installation of solar PV panels on the roof of the single storey extension will not result in an adverse visual impact upon the character or appearance of the conservation area, dwelling or the setting of neighbouring listed buildings.

There are no significant adverse amenity implications as a consequence of the development proposal.

Overall, all relevant matters have been taken into consideration in determining this application. It is considered that the proposal does not accord with the principles and policies of the adopted Midlothian Local Development Plan 2017 and is not acceptable in terms of all other applicable material considerations. Therefore, it is recommended that the application is refused.

Recommendation: Refuse planning permission.

Reg. No. 22/00692/DPP

Mr Paul Shipp
1 Saint Mary's Court
Dalkeith
EH22 1AD

Midlothian Council, as Planning Authority, having considered the application by Mr Paul Shipp, 1 Saint Mary's Court, Dalkeith, EH22 1AD, which was registered on 20 September 2022 in pursuance of their powers under the above Acts, hereby **refuse** permission to carry out the following proposed development:

Installation of solar panels at 1 Saint Mary's Court, Dalkeith, EH22 1AD

In accordance with the application and the following documents/drawings:

<u>Document/Drawing.</u>	<u>Drawing No/Scale</u>	<u>Dated</u>
Location Plan and Site Plan	1:1250/200	20.09.2022
Proposed Roof Plan	NTS	28.11.2022
Illustration/Photograph	Proposed Rear Elevation	28.11.2022
Supporting statement		20.09.2022
Supporting statement	SOLAR PV PANEL SPECIFICATION	28.11.2022

The reasons for the Council's decision are set out below:

- The rear roof plane of the main roof of the application dwellinghouse is highly visible on the approach to one of the main entrances to Dalkeith Country Park which is also host to a number of significantly important listed building which include St Mary's Episcopal Church and the Dalkeith House. The PV solar panels will occupy a predominant position on the roof plane of the main dwelling which is inappropriate and will materially detract from the character and appearance of the conservation area, approach to Dalkeith Country Park as well as the setting of the neighbouring listed buildings.*
- The proposed solar panels when viewed alongside the existing wall head dormer window and rooflights will visually clutter the rear roof plane of the main dwelling which is open to public views. The addition of the Solar PV panels are an out-of-character addition to the roof plane and will detract from the character and appearance of the conservation area, approach to Dalkeith Country Park as well as the setting of the neighbouring listed buildings.*
- For the above reasons the proposal is contrary to policies DEV2, ENV19 and ENV22 of the adopted Midlothian Local Development Plan 2017 and policy 7 of National Planning Framework 4. If the application were approved it would undermine the consistent implementation of these policies, which is to ensure that proposals do not detract from the appearance or character of the property or conservation area, but instead require development to protect or enhance the character and appearance of the area..*

4. *For the above reasons the proposal is contrary to the Historic Environment Scotland's Managing Change guidance on roofs. If the application was approved it would undermine the principals set out within the guidance, which is there to ensure that development does not detract the character and appearance of conservation areas.*

Dated 2 / 12 / 2022



.....
Duncan Robertson
Lead Officer – Local Developments
Fairfield House, 8 Lothian Road, Dalkeith, EH22 3ZN



**The Coal
Authority**

Any Planning Enquiries should be directed to:

Planning and Local Authority Liaison

Direct Telephone: 01623 637 119

Email: planningconsultation@coal.gov.uk

Website: www.gov.uk/coalauthority

STANDING ADVICE

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:
www.gov.uk/government/organisations/the-coal-authority

Standing Advice valid from 1st January 2021 until 31st December 2022

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REFUSED
02.12.2022
22/00692/DPP



- All solar panels to be JA Solar panels as specified in attached document. The dimensions for these panels are 1769+/-2mm x 1052+/-2mm x 35+/-2mm. (Due to the pitches of the various roofs being different, the depiction of the panels above varies from roof to roof, but all panels will be the same dimensions in reality).
- The gap between panels will be 20mm.
- The lower roof panels will be installed as close to the lower edge of the roof as possible to ensure they cannot be seen from outside the property.
- The upper roof panels will be placed as close to the dormer as possible to minimise visibility from the ground.

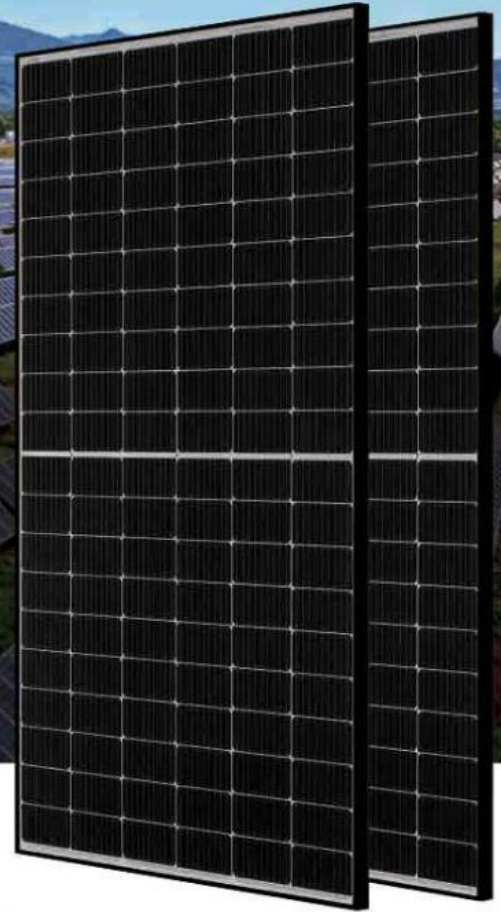
REFUSED
02.12.2022
22/00692/DPP



390W MBB Half-Cell Module JAM60S20 365-390/MR Series

Introduction

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



Higher output power



Lower LCOE



Less shading and lower resistive loss

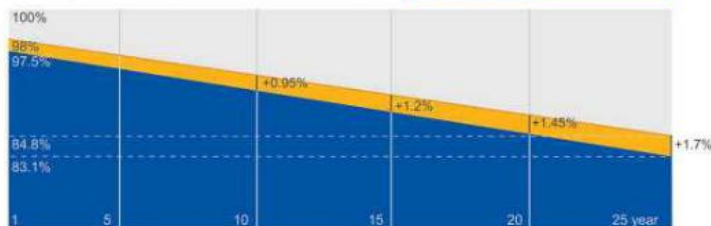


Better mechanical loading tolerance

Superior Warranty

- 12-year product warranty
- 25-year linear power output warranty

0.55% Annual Degradation
Over 25 years



■ New linear power warranty ■ Standard module linear power warranty

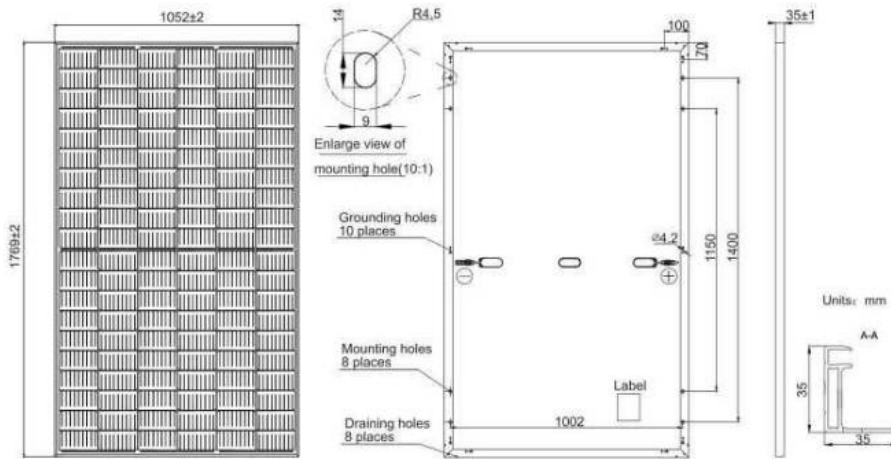
Comprehensive Certificates

- IEC 61215, IEC 61730, UL 61215, UL 61730
- ISO 9001: 2015 Quality management systems
- ISO 14001: 2015 Environmental management systems
- ISO 45001: 2018 Occupational health and safety management systems
- IEC TS 62941: 2016 Terrestrial photovoltaic (PV) modules – Guidelines for increased confidence in PV module design qualification and type approval



MECHANICAL DIAGRAMS

SPECIFICATIONS



Cell	Mono
Weight	20.5kg±3%
Dimensions	1769±2mm×1052±2mm×35±1mm
Cable Cross Section Size	4mm ² (IEC) .12 AWG(UL)
No. of cells	120(6×20)
Junction Box	IP68, 3 diodes
Connector	MC4(1000V) MC4-EVO2(1500V)
Cable Length (Including Connector)	1200mm(+)/1200mm(-)
Packaging Configuration	31pcs/Pallet 806pcs/40ft Container

Remark: customized frame color and cable length available upon request

ELECTRICAL PARAMETERS AT STC

TYPE	JAM60S20 -365/MR	JAM60S20 -370/MR	JAM60S20 -375/MR	JAM60S20 -380/MR	JAM60S20 -385/MR	JAM60S20 -390/MR
Rated Maximum Power(Pmax) [W]	365	370	375	380	385	390
Open Circuit Voltage(Voc) [V]	41.13	41.30	41.45	41.62	41.78	41.94
Maximum Power Voltage(Vmp) [V]	33.96	34.23	34.50	34.77	35.04	35.33
Short Circuit Current(Isc) [A]	11.30	11.35	11.41	11.47	11.53	11.58
Maximum Power Current(Imp) [A]	10.75	10.81	10.87	10.93	10.99	11.04
Module Efficiency [%]	19.6	19.9	20.2	20.4	20.7	21.0
Power Tolerance	0~+5W					
Temperature Coefficient of Isc(α _{Isc})	+0.044%/°C					
Temperature Coefficient of Voc(β _{Voc})	-0.272%/°C					
Temperature Coefficient of Pmax(γ _{Pmp})	-0.350%/°C					
STC	Irradiance 1000W/m ² , cell temperature 25°C, AM1.5G					

Remark: Electrical data in this catalog do not refer to a single module and they are not part of the offer.They only serve for comparison among different module types.

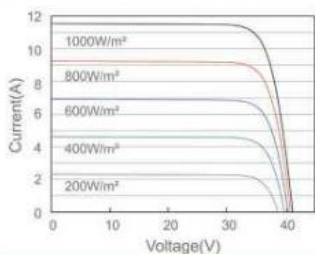
ELECTRICAL PARAMETERS AT NOCT

OPERATING CONDITIONS

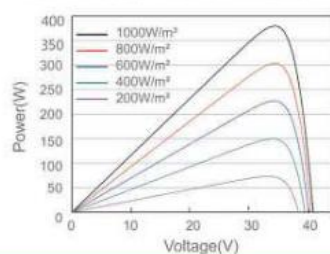
TYPE	JAM60S20 -365/MR	JAM60S20 -370/MR	JAM60S20 -375/MR	JAM60S20 -380/MR	JAM60S20 -385/MR	JAM60S20 -390/MR	
Rated Max Power(Pmax) [W]	276	280	284	287	291	295	Maximum System Voltage
Open Circuit Voltage(Voc) [V]	38.41	38.65	38.89	39.14	39.38	39.63	1000V/1500V DC
Max Power Voltage(Vmp) [V]	32.05	32.30	32.55	32.72	32.96	33.20	Operating Temperature
Short Circuit Current(Isc) [A]	9.15	9.20	9.25	9.30	9.35	9.40	-40°C~+85°C
Max Power Current(Imp) [A]	8.61	8.66	8.71	8.78	8.83	8.88	Maximum Series Fuse Rating
NOCT	Irradiance 800W/m ² , ambient temperature 20°C, wind speed 1m/s, AM1.5G						20A
							Maximum Static Load,Front
							5400Pa (112 lb/ft ²)
							Maximum Static Load,Back
							2400Pa (50 lb/ft ²)
							NOCT
							45±2°C
							Safety Class
							Class II
							Fire Performance
							UL Type 1

CHARACTERISTICS

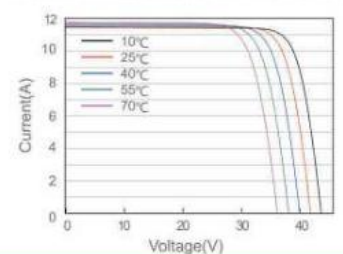
Current-Voltage Curve JAM60S20-380/MR



Power-Voltage Curve JAM60S20-380/MR



Current-Voltage Curve JAM60S20-380/MR





NO
OVERSIZED
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PLEASE



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Church
After through
the gates

St Mary's Episcopal Church
the church in the park
Sunday through to bank
All Welcome

WILSON BURGESS ROAD





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