

SCOTTISH BORDERS COUNCIL

**APPLICATION TO BE DETERMINED UNDER POWERS DELEGATED TO
CHIEF PLANNING OFFICER**

PART III REPORT (INCORPORATING REPORT OF HANDLING)

REF: 22/01089/FUL

APPLICANT: Mr Patrick Jenkins

AGENT:

DEVELOPMENT: Installation of photo voltaic array to the south facing roof

LOCATION: Mansefield
91 High Street
Coldstream
Scottish Borders
TD12 4AF

TYPE: FUL Application

REASON FOR DELAY:

DRAWING NUMBERS:

Plan Ref	Plan Type	Plan Status
	Location Plan	Refused
	Proposed Roof Plan	Refused

NUMBER OF REPRESENTATIONS: 0

SUMMARY OF REPRESENTATIONS:

No representations have been received.

Consultations

Berwickshire Civic Society: Their position is neutral.

Community Council: They are supportive of the proposed development.

Heritage and Design Officer: The property is located within the Coldstream Conservation Area. It is located on a section of the High Street which retains much of its historic integrity and forms the principal route through the conservation area and part of its prime frontage. Set back from the street behind a stone boundary wall and vegetation, the house is nevertheless still visible in the streetscene and makes a positive contribution towards it and the High Street's historic integrity. The front roofslope is the most visible element of the property as viewed from the High Street and is made more characterful through the presence of a dormer and gable.

It is acknowledged that a modern garage is located next to the property. This building is not within the conservation area and it can also be considered to detract from the setting of the conservation area.

The proposed solar panels would be located on the front roofslope of the building. They would be visible from the High Street and in relation with this principal elevation. They would erode the historic integrity of the building and the streetscape.

It may be that alternative locations could be identified for solar panels, such as a side roof slope, the roof of an ancillary building, or within the grounds. This would however constitute a different proposal to that presented. The current proposal has an adverse impact on the conservation area and is not supported in heritage terms.

PLANNING CONSIDERATIONS AND POLICIES:

Scottish Borders Local Development Plan 2016

PMD2: Quality Standards
ED9: Renewable Energy Development
EP9: Conservation Areas

Supplementary Planning Guidance

Renewable Energy 2018

Recommendation by - Cameron Kirk (Assistant Planning Officer) on 30th September 2022

Site description

Mansefield is a detached two storey dwellinghouse which is located on the High Street within the settlement of Coldstream. The property is of traditional stone and slate construction. The property lies within Coldstream Conservation Area.

Proposed development

Planning permission is sought to install fifteen solar panels to the south elevation roof plane of the dwellinghouse.

Relevant planning history

There is not any recent planning history for the application site.

Assessment

In order to establish the principle of the development it must be assessed against Policy ED9. Policy ED9 states that domestic renewable energy developments, which includes solar panels, will be encouraged where they can be accommodated without unacceptable significant adverse impacts or effects, giving due regard to their setting. The general principle of exploring the installation of solar panels at this location is considered to be acceptable, subject to further policy consideration below.

Policy PMD2 aims to ensure that all development is of the highest quality and respects the environment in which it is contained. As the property is located within Coldstream Conservation Area, it must also be assessed against Policy EP9. Policy EP9 aims to preserve or enhance the character or appearance of conservation areas.

The Council's Heritage and Design Officer has provided comments in respect of the proposed development. They advise that the property is located on a section of the High Street which retains much of its historic integrity and forms the principal route through the conservation area and is part of its prime frontage. Set back from the street behind a stone boundary wall and vegetation, the dwellinghouse is nevertheless still visible in the streetscene and makes a positive contribution towards it and the High Street's historic integrity. The front roof plane is the most visible element of the property as viewed from the High Street and is made more characterful through the presence of a dormer and gable.

It is acknowledged that a modern garage is located next to the property. This building is not within the conservation area and it can also be considered to detract from the setting of the conservation area.

The proposed solar panels would be located to the principal elevation which fronts the public road and would be readily visible. The proposal would erode the historic integrity of the building and the streetscape. The Heritage and Design Officer objects to the application for the reasons mentioned above.

In consideration of the above, the proposed solar panels fail to comply with Policy PMD2 and Policy EP9 as they would visually dominate the south elevation roof plane of the dwellinghouse, which would, in turn, have a detrimental impact upon the streetscape and Coldstream Conservation Area. In addition, they would set an undesirable precedent that could lead to the incremental erosion of Coldstream Conservation Area. Regretfully, it is recommended that the application be refused.

The drawings submitted to support the planning application are of a poor quality. Satisfactory scaled drawings for the proposed solar panels, such as a roof plan, sections and elevations, would be required. This information has not been invited as the proposed development cannot be supported.

REASON FOR DECISION:

The proposed development fails to comply with Policy PMD2 and Policy EP9 of the Scottish Borders Local Development Plan 2016, in that the proposed siting of fifteen solar panels on a visible elevation of the dwellinghouse would have a significant visual impact on the traditional roof which would adversely impact upon the character and appearance of Coldstream Conservation Area. Furthermore, the proposal would set an undesirable precedent that could lead to the incremental erosion of the character and appearance of Coldstream Conservation Area.

Recommendation: Refused with informatives

- 1 The proposed development fails to comply with Policy PMD2 and Policy EP9 of the Scottish Borders Local Development Plan 2016, in that the proposed siting of fifteen solar panels on a visible elevation of the dwellinghouse would have a significant visual impact on the traditional roof which would adversely impact upon the character and appearance of Coldstream Conservation Area. Furthermore, the proposal would set an undesirable precedent that could lead to the incremental erosion of the character and appearance of Coldstream Conservation Area.

Informatives

It should be noted that:

- 1 An alternative location could be identified for solar panels, such as, a roof plane to a secondary elevation of the dwellinghouse, the roof of an ancillary building location within the curtilage of the dwellinghouse, or ground mounted solar panels.

“Photographs taken in connection with the determination of the application and any other associated documentation form part of the Report of Handling”.