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Permitted Development Rights for Domestic Microgeneration Equipment

Consultation paper – March 2008

Comments from Craiglockhart Community Council, Edinburgh. 07/05/08

Question	Response/ comment
Question 1 - Are there sufficient grounds to further constrain the PD proposals for domestic microgeneration equipment, especially wind turbines, in areas designated for their landscape quality?	No
Question 2 - Are there sufficient grounds to further constrain the PD proposals for domestic microgeneration equipment in areas designated for the protection of flora and fauna?	No
Question 3 - Should PD rights for microgeneration equipment, except wind turbines, be granted in areas designated for their built heritage value providing that the principle elevation fronting a highway is unaffected?.	Yes
Question 4 - Are the separate controls for listed buildings sufficient to control the installation of microgeneration equipment? If not, what specific provisions are necessary?	Yes
Question 5 - Will the setting of listed buildings be adequately protected by not granting PD rights to wind turbines and solar arrays within their curtilage?	Yes
Question 6 - Do you think that general conditions on amenity and other impacts could be applied to the PD rights for microgeneration equipment?	While this approach seems sensible they will not be definitive and will be open to subjective interpretation.

<p>Question 7</p> <p>- Do you agree that the same PD rights should apply to solar water heating and photo-voltaic panels? If not, please say why.</p>	<p>Yes</p>
<p>Question 8</p> <p>- Do you consider that the proposed PD limits for solar panels on domestic buildings of 150 mm above the plane of a pitched roof or a wall, not higher than the highest point of a pitched roof and covering up to 60% of the roof or wall area are appropriate?</p>	<p>No – it is not clear nor is any rationale given why 60% would be acceptable but 100% not.</p>
<p>Question 9</p> <p>- Do you agree that there should be no PD for solar panels on the walls of buildings containing flats?</p>	<p>Yes</p>
<p>Question 10</p> <p>- For flat roofs do you agree or do you have alternatives to the suggestion that PD rights for panels should be set so that they are no closer than 1 metre to the edge of the roof, with the highest point of the panel not more than 1 metre above the plane of the roof and covering up to 60% of its area?</p>	<p>No – as before it is not clear nor is any rationale given why 60% would be acceptable but 100% not.</p>
<p>Question 11</p> <p>- For free-standing arrays, should PD rights be set at less than 4 metres in height, at least 5 metres from the property boundary and with a maximum area of 9 sq metres?</p>	<p>No – We think that 3 metres high would an appropriate height limit in the first instance. It is not clear nor is any rationale given why the total area should be curtailed to 9m2</p>
<p>Question 12</p> <p>- Do you agree with the principle of applying distance criteria for wind turbines to deal with the potentially adverse impacts?</p>	<p>Yes</p>
<p>Question 13</p> <p>- If you agree with question 11 do you think it should be set at 100metres to the nearest domestic building or can you suggest and give evidence for another figure?</p>	<p>100 metres is reasonable as a provisional distance pending accreditation</p>

<p>Question 14</p> <p>- Do you agree with the following limits on the scale of building mounted wind turbines? (each turbine blade up to 1.1 metres in length, up to 3 metres above the highest part of the roof and one per building)</p>	<p>Yes</p>
<p>Question 15</p> <p>- Do you agree with the following limits on the scale of free-standing turbines? (Each blade up to 1.1 metres in length and a maximum height including tower of 11.1 metres to the tip of the turbine blade, located at least 12 m from the boundary of the property and one per curtilage.)</p>	<p>Yes</p>
<p>Question 16</p> <p>- Should the visual impact of free-standing turbine masts be controlled by a condition on the PD rights such as 'provided the colour of the mast minimises its visual impact' or can you suggest an alternative formula?</p>	<p>Yes</p>
<p>Question 17</p> <p>- Do you agree that flues for biomass stoves should be permitted development up to 1 metre above the highest point of the roof but not on the principal elevation in conservation areas?</p>	<p>Yes</p>
<p>Question 18</p> <p>- Do you agree that wood stores should be treated in the same way as any other residential alterations or ancillary development, so that depending on circumstances they may be PD.</p>	<p>Yes</p>
<p>Question 19</p> <p>- Do you agree with the proposal that ground and water source heat pumps, including the collectors and associated trenches or boreholes should be permitted development?</p>	<p>Yes</p>