

# F E R G U S O N P L A N N I N G

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Dear Sir/Madam

## INSTALLATION OF PV PANELS ON THE ROOF 47 BANK STREET, GALASHIELS, TD1 1EP.

Ferguson Planning has been instructed by Mr Geoff Longstaff to prepare and submit an application for planning permission for installation of PV panels upon the roof of 47 Bank Street, Galashiels.

The Planning Application has been submitted to Scottish Borders Council via ePlanning Scotland and comprises this letter together with the following plans:

- 10452-CSY-XX-XX-D-A-1301 Location Plan, prepared by CSY Architects; and
- 10452-CSY-XX-XX-D-A-1302 Existing and Proposed Elevations and Roof Plan, prepared by CSY Architects.

### The Site

The application site is located in Galashiels and comprises the existing building 47 Bank Street. The application site comprises a shop unit on the ground floor of half the building with storage space upstairs. The elevations of the building are rendered with the ground floor presented as a shop front. The roof is finished in slate with window frames comprise timber material.

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# F E R G U S O N P L A N N I N G

Access is pedestrian only directly from the adopted surface of Bank Street. The shop unit on-site is currently vacant.

The site is located within both the Conservation Area and Town Centre designated for Galashiels. The site is not a Listed Building and no part of the site forms part of a Listed Building. 42 Bank Street (HES ref: LB50668) three doors down is a Category C Listed Building and the closest Listed Building to the site. The listing mentions the visually attractive construction and former use as a Liberal Club.

## The Proposal

The proposal is to install PV panels on the roof of 47 Bank Street. A total of 6 no. panels are proposed in a single array mounted on the roof of the building on-site. The panels are laid horizontally in regular rectangular layout, arranged three across by two up. Each panel measures 1.1m by 1.2m.

It is proposed to mount the panels entirely on the south-west roof pitch. No part of the panels or the mounting array would extend over the elevations or windows of the building.

The primary intention of the Applicant is to generate off-grid electricity for himself to reduce dependence on imports from the grid. Excess electricity generated would be exported to the grid under the established price and regulatory framework.

## Planning Assessment

The application site comprises an existing building within the Development Boundary defined for Galashiels. The site is designated as both Town Centre and Conservation Area.

The proposal retains unaltered the front elevation of the building (which is visible from the street), as the rear elevation (which isn't visible), and the floor plan and interior of the building. All proposed works are contained on the south-west pitch of the roof and would not be visible in the human scale from Bank Street. While it is accepted that glanced views would be achievable from close to the bottom of Lawyer's Brae, views would only be seen when standing laterally with Cornmill Square as established trees would obscure views from further up Lawyer's Brae. Views which would be achievable would place the small roof pitch of the site and smaller PV panels in profile with the roofs and wider townscape of Bank Street.

It is considered that the proposal raises only minor change and no harm to the application site and Conservation Area. Therefore, the proposal preserves the special architectural and historic character of the Conservation Area and accords with Policy EP9.

The proposal represents the reuse of an existing building to generate electricity renewably and is considered to represent the efficient use of energy and resources, consistent with criterion e) of Policy PMD1.

# F E R G U S O N P L A N N I N G

The proposal would fully retain the building as existing and does not require any demolition. Therefore, it is considered that criteria a) & d) of Policy PMD1 are satisfied.

As the proposal would deliver new renewable electricity generation capacity on a brownfield site, while fully retaining the existing building, it is considered to be acceptable in accordance with Policy PMD1.

## **Summary**

The proposal is fully consistent with the objective of reaching net zero and retrofitting the existing building stock to a sustainable standard, supported by both National Planning Framework 4 and the Local Development Plan. The renewable generation of electricity is supported by Policy PMD1 and the proposal preserves the special architectural and historic character of the Conservation Area, as required by Policy EP9.

We trust that sufficient information has been submitted to enable registration and determination of the Planning Application. It is respectfully requested that planning permission is granted.

Yours sincerely

