Item 6

24th November 2026

Applicant or Agent Details

☒ Applicant ☐ Agent

Applicant Details

Mr	
Alasdair	100
Crawford	2/1
	100 Clyde Street
[redacted]	Glasgow
	Scotland
	G1 4LH
[redacted]	

Site Address Details

Planning Authority: Glasgow City Council

Full postal address of the site (including postcode where available):

Address 1: FLAT 2/1

Address 2: CARRICK QUAY

Address 3: 100 CLYDE STREET

Address 4:

Address 5:

Town/City/Settlement: GLASGOW

Post Code: G1 4LH

Please identify/describe the location of the site or sites

Northing 664694 Easting 259204

Description of Proposal

Please provide a description of your proposal to which your review relates. The description should be the same as given in the application form, or as amended with the agreement of the planning authority: *
(Max 500 characters)

instaliation of Solar panel to balcony

Type of Application

What type of application did you submit to the planning authority? *

☒ Application for planning permission (including householder application but excluding application to work minerals).

☐ Application for planning permission in principle.

☐ Further application.

☐ Application for approval of matters specified in conditions.

What does your review relate to? *

☒ Refusal Notice.

☐ Grant of permission with Conditions imposed.

☐ No decision reached within the prescribed period (two months after validation date or any agreed extension) – deemed refusal.

Statement of reasons for seeking review

You must state in full, why you are a seeking a review of the planning authority's decision (or failure to make a decision). Your statement must set out all matters you consider require to be taken into account in determining your review. If necessary this can be provided as a separate document in the 'Supporting Documents' section: * (Max 500 characters)

Note: you are unlikely to have a further opportunity to add to your statement of appeal at a later date, so it is essential that you produce all of the information you want the decision-maker to take into account.

You should not however raise any new matter which was not before the planning authority at the time it decided your application (or at the time expiry of the period of determination), unless you can demonstrate that the new matter could not have been raised before that time or that it not being raised before that time is a consequence of exceptional circumstances.

Progress: 44% You must state in full, why you are seeking a review of the planning authority's decision (or failure to make a decision). Your statement must set out all matters you consider require to be taken into account in determining your review. If necessary this can be provided as a separate document in the 'Supporting Documents' section. Note: you are unlikely to have a further opportunity to add to your statement of appeal at a later date, so it is essential that you produce al

Have you raised any matters which were not before the appointed officer at the time the Determination on your application was made? * ☐ Yes ☒ No

If yes, you should explain in the box below, why you are raising the new matter, why it was not raised with the appointed officer before your application was determined and why you consider it should be considered in your review: * (Max 500 characters)

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review and intend to rely on in support of your review. You can attach these documents electronically later in the process: * (Max 500 characters)

Review statement Emails Drawings Palanin statment

Application Details

Please provide the application reference no. given to you by your planning authority for your previous application. 26/00758/FUL

What date was the application submitted to the planning authority? * 14/04/2026

What date was the decision issued by the planning authority? * 14/07/2026

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.

Can this review continue to a conclusion, in your opinion, based on a review of the relevant information provided by yourself and other parties only, without any further procedures? For example, written submission, hearing session, site inspection. *

☒ Yes ☐ No

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

Can the site be clearly seen from a road or public land? * ☒ Yes ☐ No

Is it possible for the site to be accessed safely and without barriers to entry? * ☐ Yes ☒ No

Checklist – Application for Notice of Review

Please complete the following checklist to make sure you have provided all the necessary information in support of your appeal. Failure to submit all this information may result in your appeal being deemed invalid.

Have you provided the name and address of the applicant?. * ☒ Yes ☐ No

Have you provided the date and reference number of the application which is the subject of this review? * ☒ Yes ☐ No

If you are the agent, acting on behalf of the applicant, have you provided details of your name and address and indicated whether any notice or correspondence required in connection with the review should be sent to you or the applicant? * ☐ Yes ☐ No ☒ N/A

Have you provided a statement setting out your reasons for requiring a review and by what procedure (or combination of procedures) you wish the review to be conducted? * ☒ Yes ☐ No

Note: 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. 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.

Please attach a copy of all documents, material and evidence which you intend to rely on (e.g. plans and Drawings) which are now the subject of this review * ☒ Yes ☐ No

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 (if any) from the earlier consent.

Declare – Notice of Review

I/We the applicant/agent certify that this is an application for review on the grounds stated.

Declaration Name: Mr Alasdair Crawford

Declaration Date: 11/10/2026

Payment Details

Online payment: 326506
Payment date: 11/10/2026 14:45:06

Created: 11/10/2026 14:45

Planning Statement: Solar Balcony

Applicant 2/1, 100 Clyde Street



Figure 1Examples of small-scale balcony solar installations



Figure 2Examples of small-scale balcony solar installations

1. Introduction

This statement has been prepared in support of an application for the installation of a small-scale domestic solar panel on the flat's balcony level.

The proposal forms part of a wider program of modest but high-impact energy efficiency improvements undertaken at the property. These measures include upgraded windows, an air-to-air heat pump, and now a small-scale solar installation intended to reduce the property’s reliance on grid electricity through domestic microgeneration.

The proposal has been deliberately limited in scale. It relates to a single solar panel only, positioned at balcony level, and is intended to provide a proportionate and carefully considered energy improvement rather than a large or visually dominant intervention.

This approach is informed by the growing adoption of small-scale “balcony solar” systems in other European countries, where similar installations are enabling domestic microgeneration in properties without roof space.

This emerging trend has also been reflected in local media coverage, highlighting growing public interest in small-scale domestic microgeneration solutions.

The panel has been selected to ensure both visual compatibility with the building and efficient use of the available space.

It is an all-black module with a slim profile and uniform appearance, which helps reduce visual contrast and allows it to integrate more discreetly within the balcony setting.

The panel measures approximately 1.1m by 1.7m and offers a high level of efficiency (up to approximately 26%), allowing a relatively compact form factor to deliver meaningful energy generation. This enables the use of a single panel, avoiding the need for multiple units and limiting the overall visual impact.

Its double-glass construction provides durability and longevity, supporting low-maintenance and reversible installation suitable for this type of application.

2. Site and Context

The application property is a flat with a private balcony located on the second floor. The balcony forms part of the building's established elevation and is visible from the public realm in upward views.

Because of its position above normal eye level, the balcony and any features contained within or associated with it are viewed at a distance and from an angle, rather than face-on at street level. This is an important part of the context in assessing the visual effect of the proposal.

The proposal must also be viewed in the context of an urban residential building rather than in isolation. The relevant issue is not simply whether the panel may be visible, but whether it would cause material harm to the building's appearance or to the wider area. In this case, the scale, position and design of the proposal are such that its visual effect is limited.

3. Description of the Proposal

The application seeks permission to install **one small-scale domestic solar panel** suspended from the balcony structure.

The panel would be installed at a **modest pitch** and positioned so that it remains below **the top balcony handrail**. While it would not be flush-mounted, it would not project above the upper line of the balcony.

The proposal has been intentionally designed as a restrained and reversible installation. It would not involve a large array, a roof-mounted structure, or an extensive façade treatment.

It is instead a single domestic panel intended to support small-scale microgeneration for the flat.

The proposal is not a conventional roof-mounted solar array or a large-scale solar installation. It is a single, small-scale domestic panel at balcony level, intended as a modest microgeneration measure serving one flat.

The installation is modest in its dimensions and visual extent. It would be associated with the balcony rather than read as a separate or dominant new building element.

4. Design Approach

The design approach has been guided by four key principles:

- **small scale**
- **limited visual impact**
- **subordinate appearance**
- **reversibility**

The intention has been to ensure that the proposal remains visually secondary to the balcony and the wider elevation. It has therefore been designed as a single panel rather than a larger arrangement and positioned so that it remains below the handrail height.

The panel would be suspended from the balcony structure at a modest pitch. While not flush-mounted, it would remain below the top handrail and would not break the established upper line of the balcony. The proposal has therefore been designed to ensure the installation has a limited visual presence within the wider elevation.

This is a measured and proportionate response. It does not seek to maximise the number of panels or the visual extent of the installation, but rather to introduce a modest renewable energy measure in a way that is sensitive to the building.

5. Visual Impact

The proposal's visual impact is considered limited.

First, the panel would be located at second-floor level, above typical eye level. It would therefore primarily be perceived in upward and more distant views from the public realm, reducing its prominence.

Secondly, although the panel would be installed at a pitched angle rather than flush-mounted, it would remain below the top handrail of the balcony. As such, it would not

break the established upper line of the balcony or project into the skyline of the elevation. This significantly limits its visual prominence.

Thirdly, the proposal relates to a single panel only. This ensures the installation remains modest in scale and avoids any cumulative or repetitive visual effect.

The balcony incorporates a curved front edge, resulting in a variation in depth across the width of the proposed panel. The installation has been designed to follow this geometry, with a depth variation of approximately 100 mm across the fixing points (equating to an angle of approximately 3.2 degrees). As a result, the panel would appear visually aligned with the balcony form rather than projecting uniformly outward, reducing any perception of visual intrusion.

The proposal does not remove, alter, or structurally interfere with the balcony's form. The curved geometry would remain intact and legible. The effect would therefore be limited to partial visual screening in certain views, rather than any loss of architectural character.

In wider views, the installation would be perceived as a subordinate, balcony-level element rather than a dominant feature of the building. Its visual presence is further reduced by its elevated position and containment below the handrail line.

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6. Effect on Character and Appearance

The proposal has been specifically designed to minimise any impact on the character and appearance of the host building.

The small scale of the development is central to this assessment. The application relates to a single domestic panel, modest in size, positioned at balcony level and contained below the handrail. It does not involve roof-mounted infrastructure or multiple panels that could introduce visual clutter.

The proposal would not alter the building's overall form, massing, or silhouette. It would not extend above the balcony line, interrupt the roofscape, or introduce a visually dominant new element. Any change to the external appearance would therefore be limited and localised.

While the balcony includes a curved element, the overall rhythm and composition of the elevation would remain clearly legible. The proposal has been designed to sit within this context and would not materially disrupt the building's architectural character.

Visibility alone does not equate to harm. The relevant consideration is whether the proposal would result in a material adverse impact on the building's appearance or its

wider setting. In this case, the development is sufficiently modest, contained, and subordinate that no such harm would arise.

7. Sustainability and Environmental Benefit

The proposal forms part of a broader, ongoing commitment to improving the home's energy performance through modest yet high-impact measures.

Recent and ongoing improvements include upgraded windows and the installation of an air-to-air heat pump. These works have been undertaken to improve the dwelling's energy efficiency in a practical and proportionate manner. The proposed solar panel is intended to complement these measures by allowing a proportion of the property's electricity demand to be met through on-site renewable generation.

This is a small but meaningful form of domestic microgeneration. While limited in scale, it contributes to reducing household energy demand and carbon emissions and supports wider sustainability objectives.

Importantly, the environmental benefit is achieved without a large or visually dominant intervention. The proposal reflects a balanced approach that pursues practical energy improvements while remaining sensitive to the building and its appearance.

8. Reversibility

A further important consideration is that the proposal is **reversible**.

The panel is intended as a suspended balcony-level installation rather than a major structural alteration. This significantly reduces the long-term physical impact of the proposal and distinguishes it from more intrusive forms of renewable energy infrastructure.

The reversible nature of the installation is relevant in planning terms because it limits the intervention's permanence and reduces the extent of physical change to the building.

9. Proportionality

The proposal should be assessed proportionately.

It is a single-panel, small-scale domestic installation serving one residential property. It would sit below the balcony handrail, would not break the upper line of the balcony, and would not result in a substantial alteration to the building's appearance.

The balcony is also the only suitable location available for a solar installation serving the property. As a flat, the dwelling does not have direct access to a private roof slope or another realistic external location for small-scale domestic microgeneration. The

proposal, therefore, reflects a practical and proportionate response to the physical constraints of the property.

In these circumstances, the proposal represents a modest intervention with limited visual effects and clear environmental benefits. It is therefore considered

10. Conclusion

This application seeks permission to install one small-scale domestic solar panel suspended from the balcony structure at the second floor.

The proposal has been deliberately designed to minimise visual impact. In particular:

- it relates to **one panel only**;
- it would be installed at a **modest pitch**;
- it would remain **below the top handrail**;
- it would **not break the established upper line of the balcony**;
- it would have a **limited visual presence within the wider elevation**;
- it forms part of a wider program of **modest but high-impact energy improvements**, including upgraded windows and an air-to-air heat pump.

Although the panel would sit in front of part of the balcony geometry, it would not remove or materially alter that feature, and the overall form of the balcony and elevation would remain clearly legible.

Taken as a whole, the proposal is modest, proportionate, and environmentally beneficial. It is respectfully submitted that it would not result in material harm to the character or appearance of the building or its setting, and that planning permission should therefore be granted.