Glasgow City Council

Planning Local Review Committee

Item 1

24th November 2026

Report by Executive Director of Neighbourhoods, Regeneration and Sustainability

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26/00060/LOCAL – Flat 2/1, Carrick Quay 100 Clyde Street, Glasgow, G1 4LH
Installation of a solar panel to balcony.

Purpose of Report:

To provide the Committee with a summary of the relevant considerations in the above review.

Recommendations:

That Committee consider the content of this report in coming to their decision.

Ward No(s): 10 - Anderston/City/Yorkhill Citywide: n/a

Local member(s) advised: Yes ☐ No ☐ consulted: Yes ☐ No ☐

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1 LOCATION, DEVELOPMENT PLAN DESIGNATIONS AND PROPOSAL

Location

1.1 The application site is a second-floor flatted dwelling within Carrick Quay on Clyde Street. The site is in ward 10 (Anderston/City/Yorkhill). This is to the left of the entrance as seen from the street.

1.2 The property is unlisted and it sits in the Broomielaw, St Enoch & River Clyde Character Area of the Central Conservation Area Appraisal.

Proposal

1.3 The development proposed is the installation of a solar panel to the front elevation balcony of a flatted dwelling. Measuring 1762mm by 1134mm the solar panel is black, double glass construction and fit below the top balcony handrail.

2 DEVELOPMENT PLAN POLICIES

2.1 The relevant National Planning Framework 4 (NPF4) and City Development Plan (CDP) policies and Supplementary Guidance are:

- **Policy 1:** Tackling the climate and nature crises
- **Policy 2:** Climate mitigation and adaption
- **Policy 7:** Historic assets and places
- **Policy 11:** Energy
- **Policy 14**: Design, Quality and Place
- **Policy 16:** Quality Homes

2.2 The relevant City Development Plan policies and Supplementary Guidance are:

- **CDP 1 & SG 1:** The Placemaking Principle
- **CDP 5 & SG5:** Resource Management
- **CDP 9 & SG9:** Historic Environment
- **CDP 10 & SG 10:** Meeting Housing Needs

3 REASONS FOR REFUSAL / RELEVANT CONDITION(S)

3.1 The reasons for refusal are set out below:

01. The proposal is not considered to be in accordance with the Development Plan and there are no material considerations, including the environmental benefits of small-scale renewable energy generation, that would justify a departure from the Development Plan.

02. The proposal is contrary to Policy 7 (Historic Assets and Places), Policy 11 (Energy), Policy 14 (Design, Quality and Place), and Policy 16 (Quality Homes) of the National Planning Framework 4; and Policies CDP 1 (Placemaking), CDP 5 (Resource Management), and CDP 9 (Historic Environment), and associated

Supplementary Guidance SG 1, SG 5 and SG 9 of the Glasgow City Development Plan (2017). While the proposal would contribute to smallscale renewable energy generation, this benefit is limited and does not outweigh the adverse impact on visual amenity and the character and appearance of the Central Conservation Area.

03. The proposed installation of a solar panel on the principal elevation of the building introduces a visually intrusive and incongruous modern addition that is clearly visible from the public realm. The siting, scale and prominence of the panel disrupt the uniformity and architectural composition of the building, resulting in harm to the character and appearance of both the host building and the wider Central Conservation Area. The proposal therefore fails to preserve or enhance the character or appearance of the Conservation Area, contrary to national and local planning policy.

04. The proposal conflicts with the requirements of Supplementary Guidance SG9 (Historic Environment), which states that external fittings, including solar panels, should be discreetly sited, should not be visible from the public realm, and should not be located on principal elevations within Conservation Areas. The proposal fails to meet these criteria and therefore results in an unacceptable impact on the historic environment.

4 APPEAL STATEMENT

4.1 A summary of the material points raised in the appeal statement is given below:

01. Proposal is part of a wider program of modest but high-impact energy efficiency improvements at the property.

02. The proposal is modest in scale, the panel is black and with a slim profile, measuring approximately 1.1m by 1.7m. The panel is below the top handrail.

03. The design approach is guided by principles of being small scale, limited visual impact, subordinate appearance and its reversibility.

04. The proposal's visual impact is considered limited. The panel is on the second floor above eye level. It is also pitched to not break the established upper line of the balcony.

05. 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.

5 RELEVANT PLANNING HISTORY

5.1 There are no relevant planning applications for the property.

6 REPRESENTATIONS AND CONSULTATIONS

6.1 There were seven representations received to the application, four objecting, one neutral and two supportive. These can summarised as follows:

Objections

- The installation is visually intrusive and detracts from the appearance of the building and wider waterfront, which is within a Conservation Area.
- The panel is located on a prominent elevation and is clearly visible from the public realm.
- Concerns that the installation has been carried out prior to obtaining planning permission.
- Potential impacts on the building, including drainage/run-off affecting lower balconies and possible deterioration of materials.
- Concerns regarding building insurance, health and safety, and liability should the installation fail.
- Potential for increased communal insurance costs and lack of consultation with other owners/residents.

Neutral

- Support for the principle of small-scale renewable energy generation.
- Queries regarding potential drainage impacts, including water run-off onto lower balconies and associated maintenance issues.

Support

- The proposal is modest in scale and contained within the balcony.
- The installation is reversible and does not permanently alter the building fabric.
- It would not materially harm the character or appearance of the building or Conservation Area.
- Support for small-scale renewable energy generation in urban environments.

Any comments where relevant are addressed below.

7 COMMITTEE CONSIDERATIONS

7.1 Committee should consider if the following are in accordance with National Planning Framework 4 (NPF4), the relevant City Development Plan policies and Supplementary Guidance, and if there are material considerations which outweigh the Development Plan considerations.

7.2 The following are the relevant policy considerations:

7.3 Climate change and mitigation

Committee should note:

- *NPF4: Policy 1 - Tackling the climate and nature crises and Policy 2 - Climate Mitigation and Adaptation* require significant weight is given to climate crisis and mitigation in all proposals.

- The appellant submitted a statement explaining that this application forms part of a wider refurbishment of the flatted dwelling. Previous planning history includes a window replacement which referenced to an air source heat pump.
- The proposal is considered to be supportive to this policy.

Committee should consider whether:

- ➢ They are satisfied that the environmental impacts are sufficiently considered in this application?

7.4 **Protection of Heritage Assets and Residential amenity**

Committee should note:

- *NPF4 Policy 7: Historic assets and places* aims to protect the historic environment and only supports development in conservation areas that preserves or enhances the conservation area.
- *NPF4 Policy 14 Design, Quality and Place* intends to encourage, promote and facilitate well designed development.
- SG9 Historic Environment states that proposals for external fittings should be sited to minimize visual impact, should not be visible to the public at street view, and should be painted out or be manufactured in a colour to match the existing.
- The front elevation of this building is visible from Broomielaw and Clyde Street, key sightlines within the Glasgow Central Conservation Area Appraisal.
- The panel is black, which matches the balcony handrail but sits at the principal elevation of the building.

Committee should consider whether:

- ➢ They are satisfied this departure from policy would not erode the character of the conservation area?
- ➢ Are committee satisfied the alteration would not be visually intrusive to the rest of the external design?
- ➢ The highest standards of design and amenity are considered in this design?

7.5 **Energy and Sustainability**

Committee should note that:

- NPF4: Policy 16 States that householder development that adapt to risks from changing climate will be supported.
- NPF4: Policy 11 promotes all forms of renewable energy development, onshore and offshore. This includes small scale solar renewable energy generation technology; however “impacts on communities and individual dwellings, including, residential amenity, visual impact, noise and shadow flicker, impacts on historic environment” must all be addressed.
- SG5: Resource Management: promotes the use of micro renewable technologies, however there is a requirement that “potential impacts on: (particularly residential) amenity (including noise, reflected light, visual appearance); air quality; the natural environment; and the character and

appearance of the historic environment" are amongst the principal considerations.

Committee should consider whether:

- The residential amenity impacts outweigh the policies promotion of renewable energy development at this scale.

8 COMMITTEE DECISION

8.1 The options available to the Committee are:

a. Grant planning permission, with or without conditions;
b. Refuse planning permission; or
c. Continue the application for further information.

8.2 *Section 43A(12)(a) of the Town and Country Planning (Scotland) Act 1997* requires that reasoning behind why the local review body has been decided be supplied in the decision notice. Should committee be minded to grant planning permission, material considerations that justify a departure from the plan would require to be identified.

9 Policy and Resource Implications

Resource Implications:

Financial:

Legal:

Personnel:

Procurement:

Council Strategic Plan: Specify which Grand Challenge (s) and Mission (s) the proposal supports. Where appropriate the relevant Commitment can also be listed.

Equality and Socio-Economic Impacts:

Does the proposal support the Council's Equality Outcomes 2025-29? Please specify.

What are the potential equality impacts as a result of this report? (no significant impact, positive impact or negative impact)

Please highlight if the policy/proposal will help address socio-economic disadvantage.

Climate Impacts:

Does the proposal support any Climate Plan actions? Please specify:

What are the potential climate impacts as a result of this proposal?

Will the proposal contribute to Glasgow's net zero carbon target?

Privacy and Data Protection Impacts:

Are there any potential data protection impacts as a result of this report Y/N

If Yes, please confirm that a Data Protection Impact Assessment (DPIA) has been carried out

10 Recommendations

10.1 That Committee consider the content of this report in coming to their decision.