

MICROGENERATION EQUIPMENT

Permitted Development for Solar Thermal and Solar Photovoltaics and Need for Planning Permission

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| Solar PV or Solar Thermal on a dwelling house | |
| – Will it protrude more than 200 millimetres from the plane of the roof or wall? | Yes – planning permission needed No – permission not needed |
| – Will it be higher than the highest part of the roof (excluding chimney)? | Yes – planning permission needed No – permission not needed |
| – If the land is within a conservation area or a World Heritage site will it be on a wall or roof slope forming the principal or side elevation of the dwellinghouse and visible from a highway? | Yes – planning permission needed No – permission not needed |
| Solar PV or Solar Thermal on a curtilage building | |
| – If the land is within a conservation area or World Heritage site will it be visible from a highway? | Yes – planning permission needed No – permission not needed |
| – Is the dwellinghouse a listed building? | Yes – planning permission needed No – permission not needed |
| Conditions <ol style="list-style-type: none"> 1. Equipment shall be sited to minimise its effect on the external appearance of the building and the amenity of the area. 2. Equipment no longer needed for microgeneration shall be removed as soon as reasonably practicable. | |

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| Stand Alone Solar within the curtilage of a dwellinghouse | |
| – Will it result in more than one stand alone solar? | Yes – planning permission needed No – permission not needed |
| – Will it exceed 4 metres in height above ground level? | Yes – planning permission needed No – permission not needed |
| – If in a conservation area or World Heritage Site be visible from a highway? | Yes – planning permission needed No – permission not needed |
| – Will it be sited within 5 metres of the curtilage boundary? | Yes – planning permission needed No – permission not needed |
| – Is the dwellinghouse a listed building? | Yes – planning permission needed No – permission not needed |
| – Will the surface area of the panels exceed 9 square metres? | Yes – planning permission needed No – permission not needed |
| – Will any dimension of the array (including any housing) exceed 3 metres? | Yes – planning permission needed No – permission not needed |
| Conditions <ol style="list-style-type: none"> 1. Equipment shall be sited to minimise its effect on the amenity of the area 2. Equipment no longer needed for microgeneration shall be removed as soon as reasonably practicable | |

Definitions

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| Dwellinghouse | includes a building which consists wholly of flats |
| Solar PV | solar photovoltaics |
| Stand alone solar | solar PV or solar thermal equipment which is not installed on a building |
| Highway | includes any public footpath, bridleway or private road where members of the public can pass and repass. |

Other Types of Equipment

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| Ground source heat pump within the curtilage of a dwellinghouse | Planning permission not needed |
| Water source heat pump within the curtilage of a dwellinghouse | Planning permission not needed |
| Flue forming part of a biomass heating system on a dwellinghouse | |
| – Will the flue exceed the highest part of the roof by 1 metre or more | Yes – planning permission needed No – permission not needed |
| – If the land is within a conservation area or World Heritage Site will it be installed on a wall or roof slope forming the principal or side elevation of the dwellinghouse and visible from a highway | Yes – planning permission needed No – permission not needed |
| Flue forming part of a combined heat and power system on a dwellinghouse | |
| – Will the flue exceed the highest part of the roof by 1 metre or more | Yes – planning permission needed No – permission not needed |
| – If the land is within a conservation area or World Heritage Site will it be installed on a wall or roof slope forming the principal or side elevation of the dwellinghouse and visible from a highway | Yes – planning permission needed No – permission not needed |

Definitions

Dwellinghouse

includes a building which consists wholly of flats

Highway

includes any public footpath, bridleway or private road where members of the public can pass and repass.