

Renewable Energy Equipment on Dwellings

Permitted Development Rights

In April 2008 the Government introduced changes to the General Permitted Development Order (GPDO), allowing many renewable energy technologies to be installed on houses without the need for planning permission. The changes specifically relate to small scale or microgeneration technologies (Section 82 of the Energy Act 2004 provides a formal definition).

Equipment	Planning permission required?	Criteria/Comments
Installation, alteration or replacement of Ground Source Heat Pumps within residential curtilage	No	Open loop systems may require a licence from the Environment Agency.
Installation, alteration or replacement of water Source Heat Pumps within residential curtilage	No	May require a licence from the Environment Agency.
Solar thermal panels and solar photovoltaic cells (PV)	Subject to satisfying relevant criteria	Requires planning permission if: <ul style="list-style-type: none"> The equipment would protrude more than 200mm beyond the plane of the wall or the roof slope; The equipment would be higher than the highest part of the roof (excluding any chimney); The equipment would be installed on a wall forming the principal or side elevation of the dwelling or any wall on a building within the curtilage of a dwelling, and be visible from the highway (on buildings in Conservation Areas and World Heritage Sites); The equipment would be installed on a building within the curtilage of the dwellinghouse if the dwellinghouse is a listed building.
(Installed on a dwelling house or on a building within the curtilage of a dwelling house)		

Requires planning permission if:

Stand alone solar installations

Subject to satisfying relevant criteria

- There would be more than one stand alone system within the curtilage of the dwellinghouse;
- The system would exceed 4 metres in height above ground level;
- The system would be within 5 metres of the boundary;
- The surface area of the solar panels forming part of the stand alone solar would exceed 9 square metres or any dimension of the array(including any housing) would exceed 3 metres;
- In a Conservation Area or a World Heritage Site, the equipment be situated within the curtilage of the dwellinghouse and be visible from the highway;
- The equipment would be situated within the curtilage of a listed building.

For **all** solar installations:

- The equipment installed shall be sited so as to minimise its effect on the external appearance of the building;
- The equipment shall be sited so as to minimise its effect on the amenity of the area; and
- Equipment no longer needed for microgeneration shall be removed as soon as reasonably practicable.

Requires planning permission if:

Flue for a biomass boiler or combined heat and power system (CHP)

Subject to satisfying relevant criteria

- The height of the flue would exceed the highest part of the roof by 1 metre or more
- The equipment is installed on a wall or roof slope forming the principal or side elevation of a dwellinghouse and visible from a road in buildings in Conservation Areas and World Heritage Sites.

Wind turbines

Yes

Information on the site specific wind speed and noise will be required to be submitted as part of a planning application.

Air Source Heat Pumps	Yes	Noise information will be required to be submitted as part of a planning application.
Installation, alteration or replacement of flue forming part of a combined heat and power system on a dwellinghouse	Subject to satisfying relevant criteria	<ul style="list-style-type: none"> • Permitted except where the flue would be installed on a roof or roof slope forming the principal or side elevation of the dwellinghouse and would be visible from a highway • In the case of land within a Conservation area or World Heritage site, the flue would be installed on a wall or roof slope forming the principal or side elevation of the dwellinghouse and would be visible from a highway.

The Online Expert System has now been updated to accommodate these amended changes and allow residents to check whether planning permission is required. Additional information can also be found on the [Planning Portal](#).

Further information on the different types of renewable energy technologies, and opportunities to obtain grants for installations can be found at the Low Carbon Building Programme website (www.lowcarbonbuildings.org.uk). Alternatively, the Energy Savings Trust also has a substantial amount of information relating to renewable energy (www.energysavingtrust.org.uk).

Notes:

Dwellinghouse means a building which consists wholly of flats or which is used for the purposes of a dwellinghouse.

Solar PV means solar photovoltaics

Stand alone solar installation means solar PV or solar thermal equipment which is not installed on a building.

World Heritage Site means a property appearing on the World Heritage List.