



Installation of Domestic Microgeneration Equipment: Changes to Permitted Development

PERMITTED DEVELOPMENT RIGHTS

The General Permitted Development Order (GPDO) grants rights to carry out certain limited forms of development on the home, without the need to apply for planning permission. In England, changes to permitted development rights for renewable technologies introduced on 6th April 2008 have lifted the requirements for planning permission for some domestic microgeneration technologies such as solar thermal and solar PV. However, this does **not** include wind turbines or air source heat pumps.

Full details are available in "The Town and Country Planning (General Permitted Development)(Amendment)(England) Order 2008" but a summary outlining the scope of the new permitted development rights is given below.

Class A:

The installation of solar photovoltaics (pv) or solar thermal equipment on a dwellinghouse or on a building within the curtilage of a dwelling will not require planning permission unless:

- The equipment would protrude more than 200mm beyond the plane of the roof or wall
- The equipment would protrude above the highest part of the roof (excluding the chimney)
- Would be within a conservation area and would be installed on a wall or roof slope of a principal or side elevation of the dwellinghouse and would be visible from a highway
- Would be within a conservation area on an ancillary building and would be visible from the highway
- The equipment would be installed on a building within the curtilage of a listed building (in addition, works to a listed building will also require listed building consent)

In all cases the equipment must be sited to minimise the effect upon the appearance of the building and the amenity of the area. Once the equipment is no longer needed or used it must be removed.

Class B:

The installation of stand alone (i.e. not installed on a building) solar photovoltaics (pv) or solar thermal equipment within the curtilage of a dwellinghouse will not require planning permission unless:

- It would result in more than one stand alone piece of solar equipment within a curtilage

- The surface area of the solar equipment would exceed 9.0 square metres or any dimension including housing would exceed 3.0 metres
- Any part of the equipment:
 - would exceed 4.0 metres in height above ground level
 - is within a Conservation Area and would be visible from a highway
 - would be situated within 5.0 metres of the boundary of the curtilage
 - would be situated within the curtilage of a listed building (in addition, works to a listed building may also require listed building consent)

Again, in all cases the equipment must be sited to minimise the effect upon the amenity of the area and once the equipment is no longer needed it must be removed.

Classes C to F:

Permission is not required for installation of a:

- ground source heat pump within the curtilage of a dwellinghouse (**Class C**)
- water source heat pump within the curtilage of a dwellinghouse (**Class D**)
- flue forming part of a biomass heating system or combined heat and power system (unless the flue exceeds the highest part of the roof by one metre or more or, where it is within a conservation area, 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) (**Classes E & F**)

DEFINITIONS

Dwellinghouse:

A self-contained building or part of a building used as a residential accommodation, and usually housing a single household and, for the purposes of this advice, includes a building which consists wholly of flats or which is used for the purposes of a dwellinghouse;

Conservation Area:

Areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance, designated by the local planning authority. Applications for development in Conservation Areas should only be permitted if they either *preserve* or *enhance* the Conservation Area [reference: Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.]

Curtilage:

The area normally within the boundaries of a property surrounding the main building and used in connection with it. Normally in residential properties this will be the immediate garden area, but it is often not so straightforward.

Disclaimer:

Every effort has been made to provide a concise, readable and accurate summary of the content of Statutory Instrument 2008 No 675 ("The Town and Country Planning (General Permitted Development)(Amendment)(England) Order 2008"). However, you are strongly advised to refer to the original document or to seek advice from the Dartmoor National Park Authority Development Management service prior to committing to have equipment installed or commencing works to install equipment.