

Domestic Micro-generation Permitted Development: A Guide for Householders



Helpu Cymru i leihau ei Hôl Troed Carbon

Help Wales reduce its Carbon Footprint



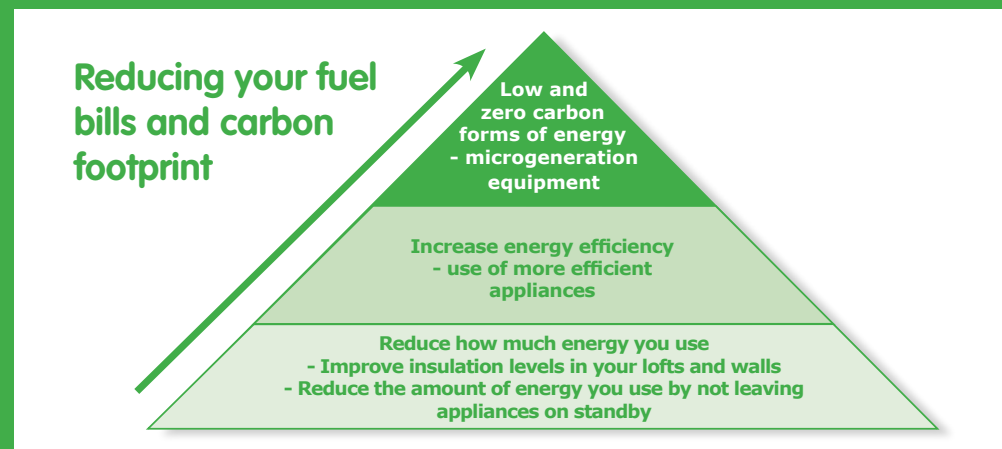
Llywodraeth Cynulliad Cymru
Welsh Assembly Government

What is 'Permitted Development'?

'Permitted Development' is a part of planning which enables certain types of development to take place without requiring planning permission. This leaflet explains what types of micro-generation equipment you could install on your home without needing planning permission. It complements 'Planning: A Guide for Householders', covering other types of development that householders can carry out without requiring planning permission. This guide is intended to be a general summary, but is not an authoritative interpretation of the law.

First steps - before installing micro-generation equipment:

Before you invest in micro-generation equipment, there may be other cheaper and simpler alternatives to reduce your fuel bills and carbon footprint. These could be very cost-effective and simple to undertake. Examples are shown in the diagram below, working from the bottom upwards.



Key points to consider:

- Have you made your home as energy efficient as you can? Further information to help you is provided in 'Improving your home: A Climate Change Guide'
- Can the Energy Saving Trust help? It can provide free advice on the cost of improvements, installers in your area and grants which may be available;
- Talk to your neighbours to discuss any changes;
- Check how efficient the micro-generation equipment would be for your house or flat as the performance can vary;
- Make sure any installation is carried out professionally, safely and meets building regulations;
- Are there maintenance costs to ensure that the efficiency and safety of the equipment is maintained? Is a warranty provided?
- Do you require consent from your landlord, freeholder, management company or tenant?

Useful links

- 'Planning: A Guide for Householders'
www.wales.gov.uk/topics/planning/policy/guidance/4260082
- 'Improving your home: A Climate Change Guide'
www.wales.gov.uk/topics/planning/policy/guidance/ccguide
- Low Carbon Building Programme
www.lowcarbonbuildings.org.uk/how/householders
- Technical Advice Note 12: 'Design'
www.wales.gov.uk/topics/planning/policy/tans/tan12
- Energy Saving Trust
www.energysavingtrust.org.uk or 0800 512012

What equipment does not require planning permission?

The new permitted development rights apply both to houses and flats. But first of all check if your home is:-

In a Conservation Area or a World Heritage Site as different rules apply in these designations, meaning there are greater restrictions on the types of equipment that can be installed, particularly on the wall of a building facing a highway.

A Listed Building identified for its historic or architectural interest.

Subject to an Article 4 Direction, or a condition on the original planning permission which removes permitted development rights.

In these cases special provisions apply and you should seek further advice from your local planning authority.

Providing your home is not covered by the above you can install, alter or replace the following-

Solar photovoltaic and solar thermal panels

On any existing roof or walls of your house or flat or an outbuilding within your garden, with up to 100% coverage. The top of the panels must not be more than 200mm from the plane of a roof, or the surface of a wall, or be above the highest part of the roof excluding a chimney.

Stand alone (free standing) solar photovoltaic and solar thermal panels

Within the boundary of a house or flat provided they are set back from the highway by at least 5m and do not exceed 2m in height anywhere within 5m of the property boundary, or 4m in height elsewhere.

You can only have one stand alone solar array (one frame for the collection of panels).

The total surface area of the panels must not exceed 9m² and the array must not exceed 3m in any dimension.



Heat pumps

both ground and water source heat pumps anywhere within the boundary of your house or flat.

Flues for biomass heating or for combined heat and power systems

flue forming a part of these systems provided that the flue does not project more than 1m above the highest part of the roof.

Installing equipment – other issues to consider:

These considerations may influence the type of equipment you install and its location on, or within the boundary of your property. Any possible adverse impacts should be minimised. Consideration should be given to impacts on

Your neighbours

The character of your home and the street

Sites and remains of archaeological interest (whether you are aware of them or they are discovered during the works)

The setting of a nearby Historic Park or Garden

Trees (especially those subject to a Tree Preservation Order)

Protected species and Biodiversity

In the case of solar voltaic and solar thermal panels, permitted development is conditional on minimising the effect on the amenity of the area and external appearance of your house or flat, and the equipment must be removed if no longer needed for microgeneration.