

DOMESTIC MICROGENERATION

This note is for householders who need to know whether they require planning permission to install domestic microgeneration equipment at their homes. The advice below applies only to dwellinghouses and flats and does not apply to any non-residential buildings.

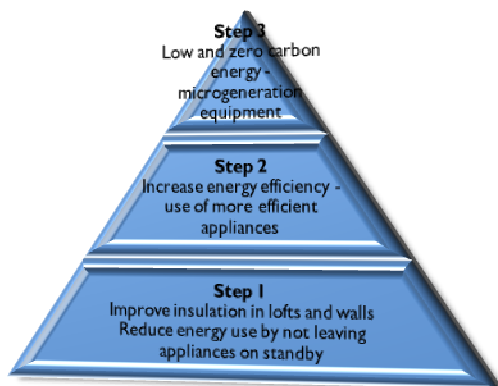
Permitted Development

'Permitted Development' is part of planning which enables certain types of development without requiring planning permission. This leaflet explains what types of microgeneration equipment can be installed on your home without needing planning permission. *This guide is intended to be a general summary and is not an authoritative interpretation of the law.*

Pre-installation

Before you invest in microgeneration 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.

Reducing fuel bills and carbon footprint



Key points to consider

- Have you made your home as energy efficient as you can? Further information available in 'Improving your home: A Climate Change Guide'
www.wales.gov.uk/topics/planning/policy/guidance/ccguide
- 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
www.energysavingtrust.org.uk
- 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
- Any ongoing maintenance costs to ensure that the efficiency and safety is maintained

Domestic Microgeneration

If your home is in a Conservation Area or World Heritage Site, is a listed building or a site designated a scheduled monument, located on safeguarded land, is subject to an Article 4 Direction or a condition on the original planning permission which removes permitted development rights, different rules apply meaning there are greater restrictions on the types of equipment that can be installed. In these cases special provisions apply and you should seek further advice before installing micro-generation equipment.

Residents wishing to install microgeneration equipment need to be aware of their permitted development rights under Part 40 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 as amended by the Town and Country Planning

(General Permitted Development) (Amendment) (Wales) Order 2012 (hereinafter collectively called 'the GPDO').

Class A of Part 1 of Schedule 2 of the GPDO was amended in 2009 to exclude the enlargement, improvement or other alteration to a dwellinghouse where it would consist of or include the installation, alteration or replacement of solar PV, solar thermal equipment or a flue forming part of a biomass heating system or combined heating and power system. Class C of Part 1 of Schedule 2 of the GPDO was also amended in 2009 to exclude any other alteration to the roof of a dwellinghouse where it would consist of or include the installation, alteration or replacement of solar PV, solar thermal equipment or a flue forming part of a biomass heating system or combined heating and power system; or result in a material alteration to the shape of the dwellinghouse.

A new Part 40 'Installation of Domestic Microgeneration Equipment' was inserted into the GPDO by the 2009 amendment and the subsequent 2012 amendment with the following classes:

Class A: Installation, alteration or replacement of **Solar Photovoltaic or Solar Thermal** equipment on a dwellinghouse or building located within the curtilage of a dwellinghouse (*exclusions/conditions apply*)

Class B: Installation, alteration or replacement of **Stand Alone Solar** equipment within the curtilage of a dwellinghouse (*exclusions/conditions apply*)

Class C: Installation, alteration or replacement of a **Ground Source Heat Pump** within the curtilage of a dwellinghouse (*no exclusions/conditions*)

Class D: Installation, alteration or replacement of a **Water Source Heat Pump** within the curtilage of a dwellinghouse (*no exclusions/conditions*)

Class E: Installation, alteration or replacement of a **Flue forming part of a Biomass Heating System** on a dwellinghouse (*exclusions apply*)

Class F: Installation, alteration or replacement of a **Flue forming part of a Combined Heat and Power System** (*exclusions apply*)

Class G: Installation, alteration or replacement of an **Air Source Heat Pump** within the curtilage of a dwellinghouse (*exclusions/conditions apply*)

Class H: Installation, alteration or replacement of a **Stand Alone Wind Turbine** within the curtilage of a dwellinghouse (*exclusions/conditions apply*)

Class I: Temporary installation of an **Anemometry Mast** within the curtilage of a dwellinghouse (*exclusions/conditions apply*)

Microgeneration is measured by the amount of electricity or heat the equipment is capable of generating. Domestic micro-generation cannot exceed 50 kilowatts for electric production and 45 kilowatts thermal for heat production. If the equipment exceeds these limits planning permission is required.

Listed Buildings

If your dwellinghouse is a listed building, any works which are likely to affect the character of the building will require listed building consent. Please contact the National Park Authority's Senior Heritage Officer before installing any micro-generation equipment on a listed building.

Ecology and Biodiversity

Advice should be sought from the Countryside Council for Wales or the National Park Authority's Ecologists where proposals are likely to affect protected species and/or their habitats.

Note

If you are in any doubt as to whether planning permission or listed building consent is required, please attend one of the Planning Advice Centres held at Brecon, Abergavenny and Llandovery. Further details on Planning Advice Centres are available by contacting the Planning Services Administration department (contact details below).

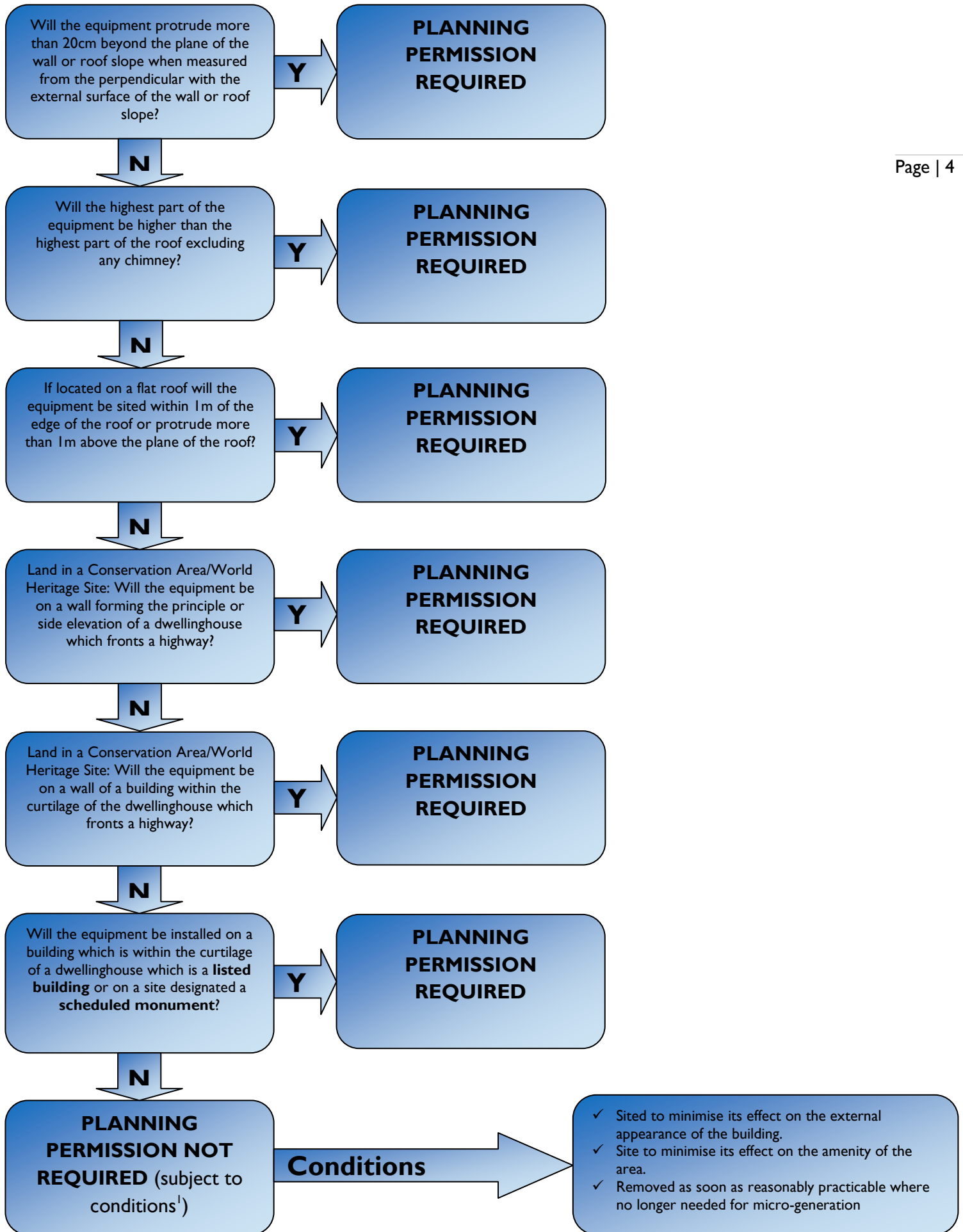
Contact Details

For further information contact:

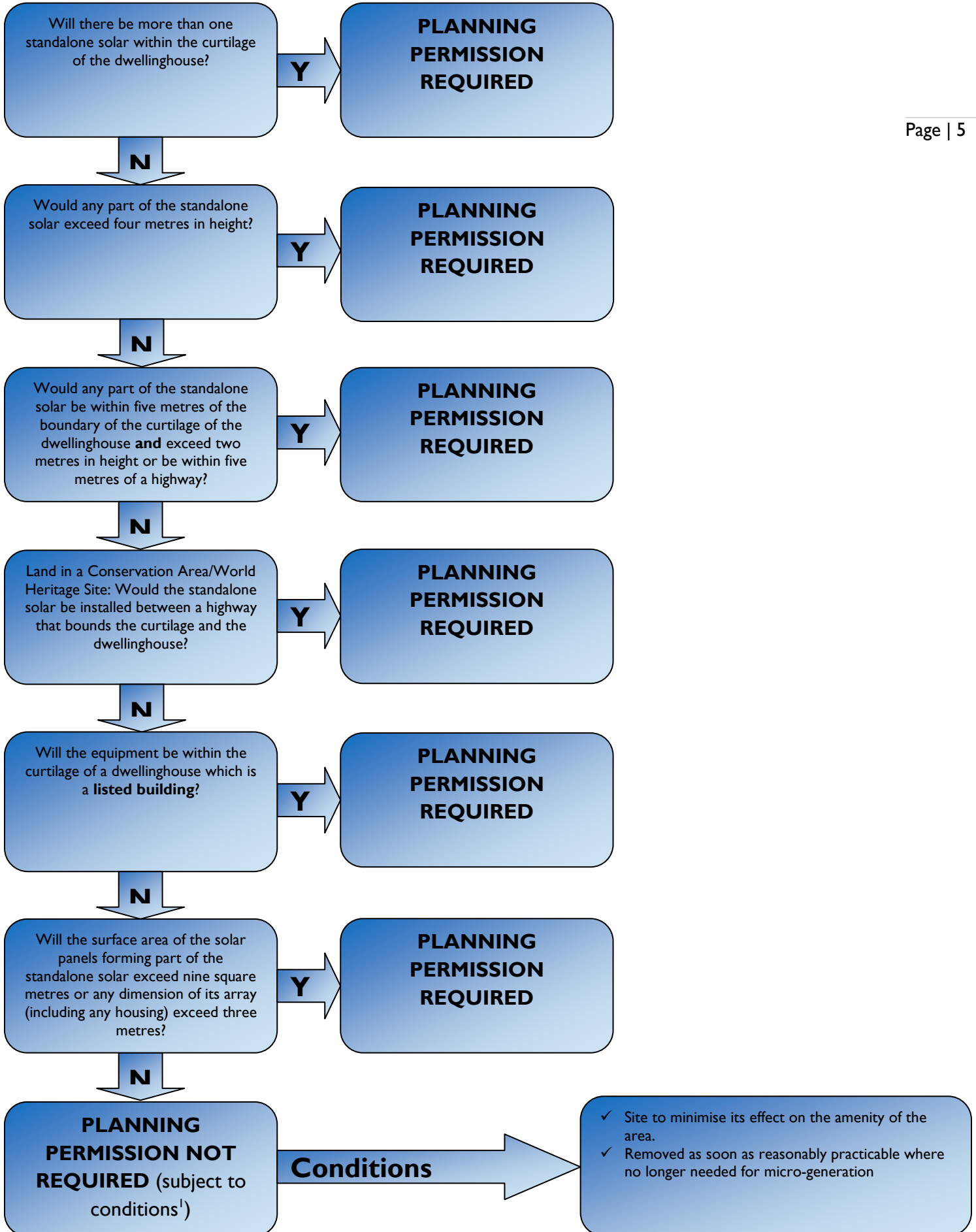
Brecon Beacons National Park Authority
Plas y Ffynnon

Cambrian Way
Brecon, LD3 7HP
Tel: (01874) 620431
Fax: (01874) 622574
E-mail: planning.enquiries@breconbeacons.org
www.breconbeacons.org

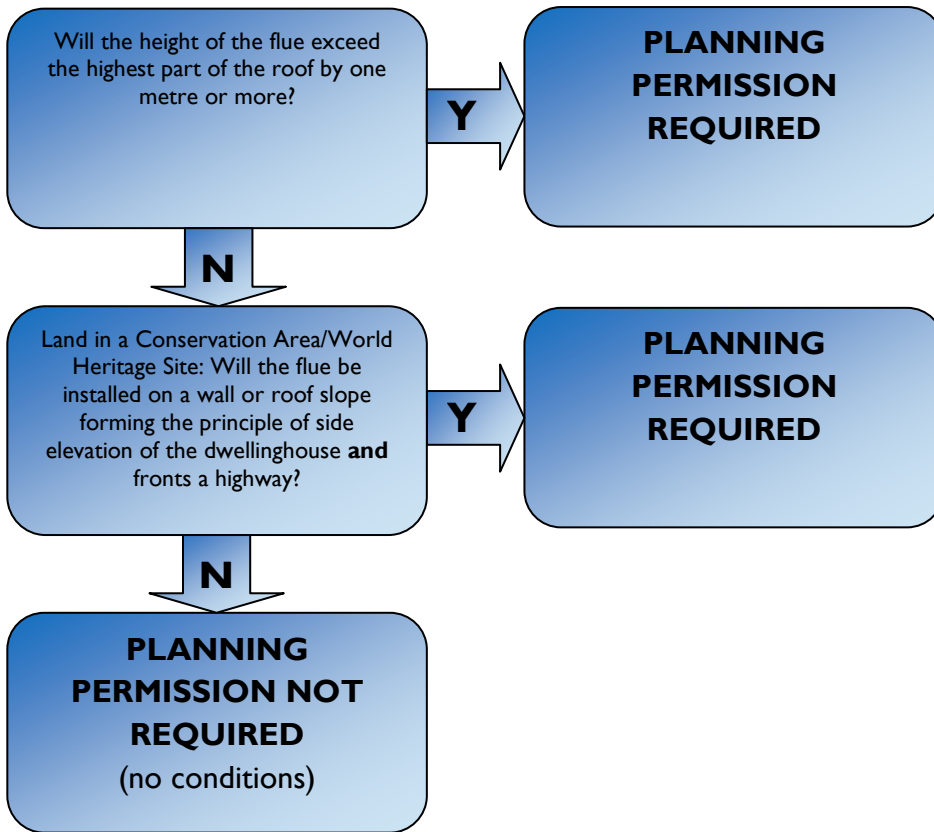
Class A: Solar Photovoltaic or Solar Thermal Equipment



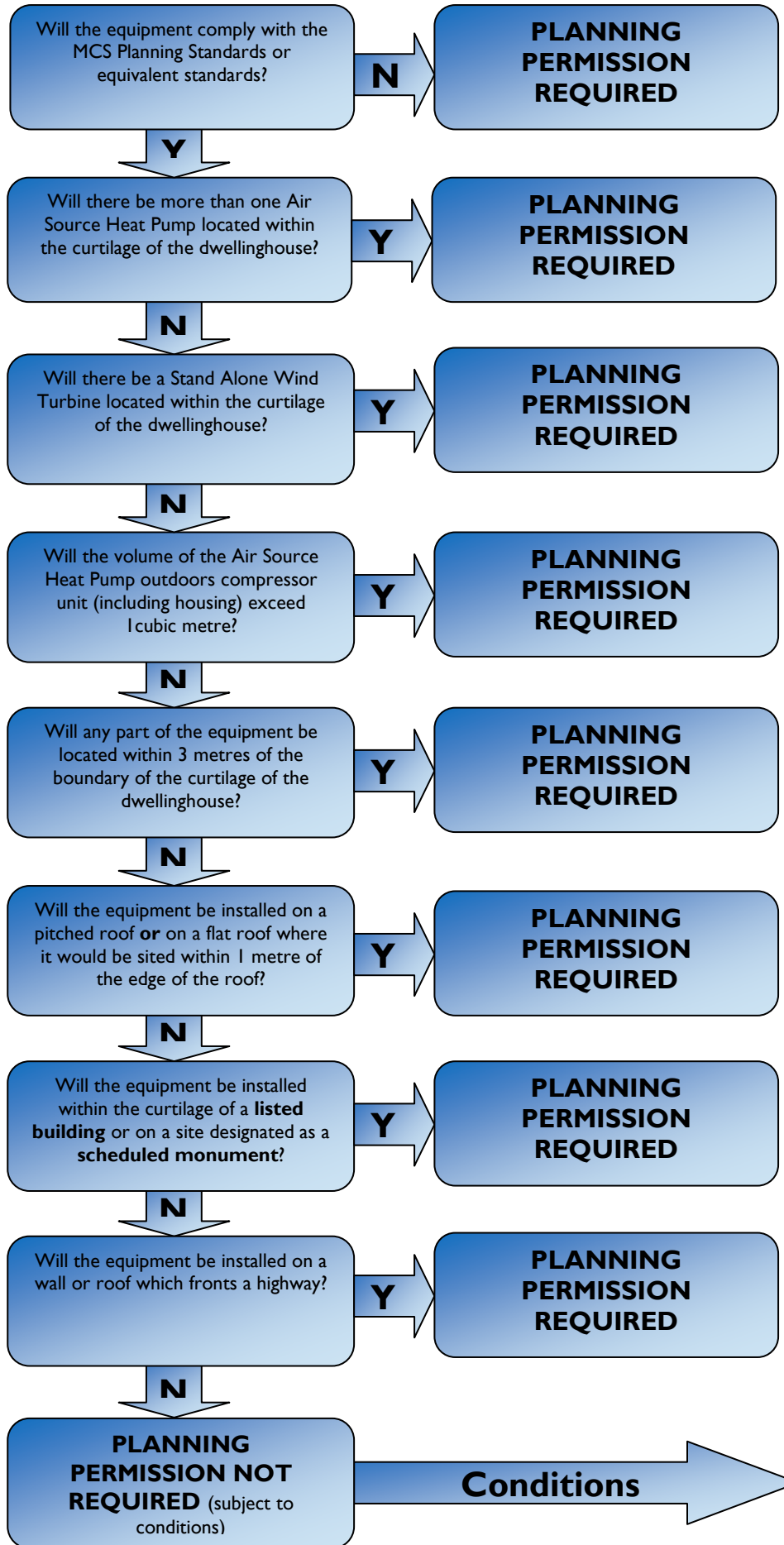
Class B: Standalone Solar Equipment



Classes E & F: Biomass or Combined Heat and Power System Flue

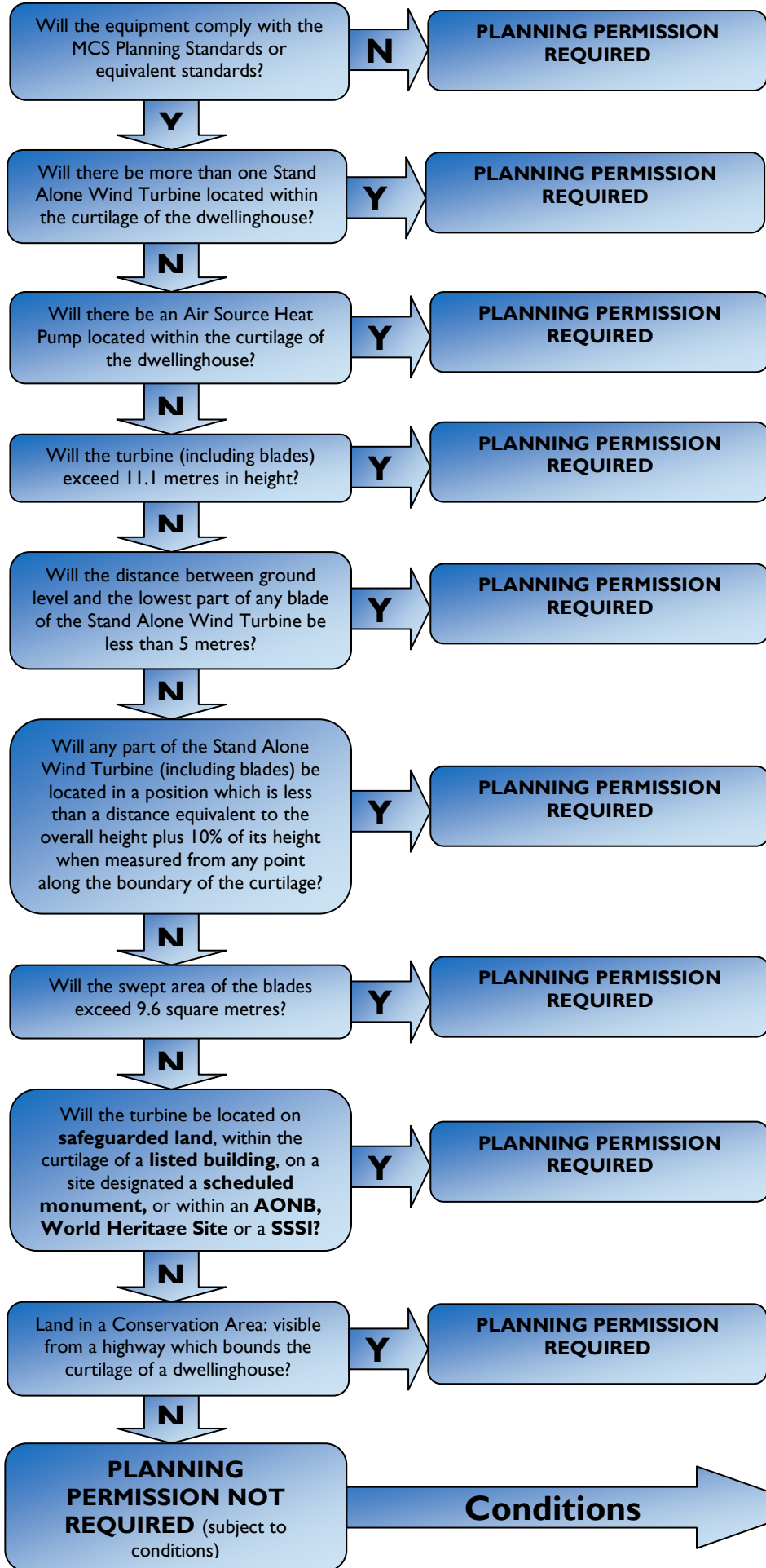


Class G: Air Source Heat Pumps



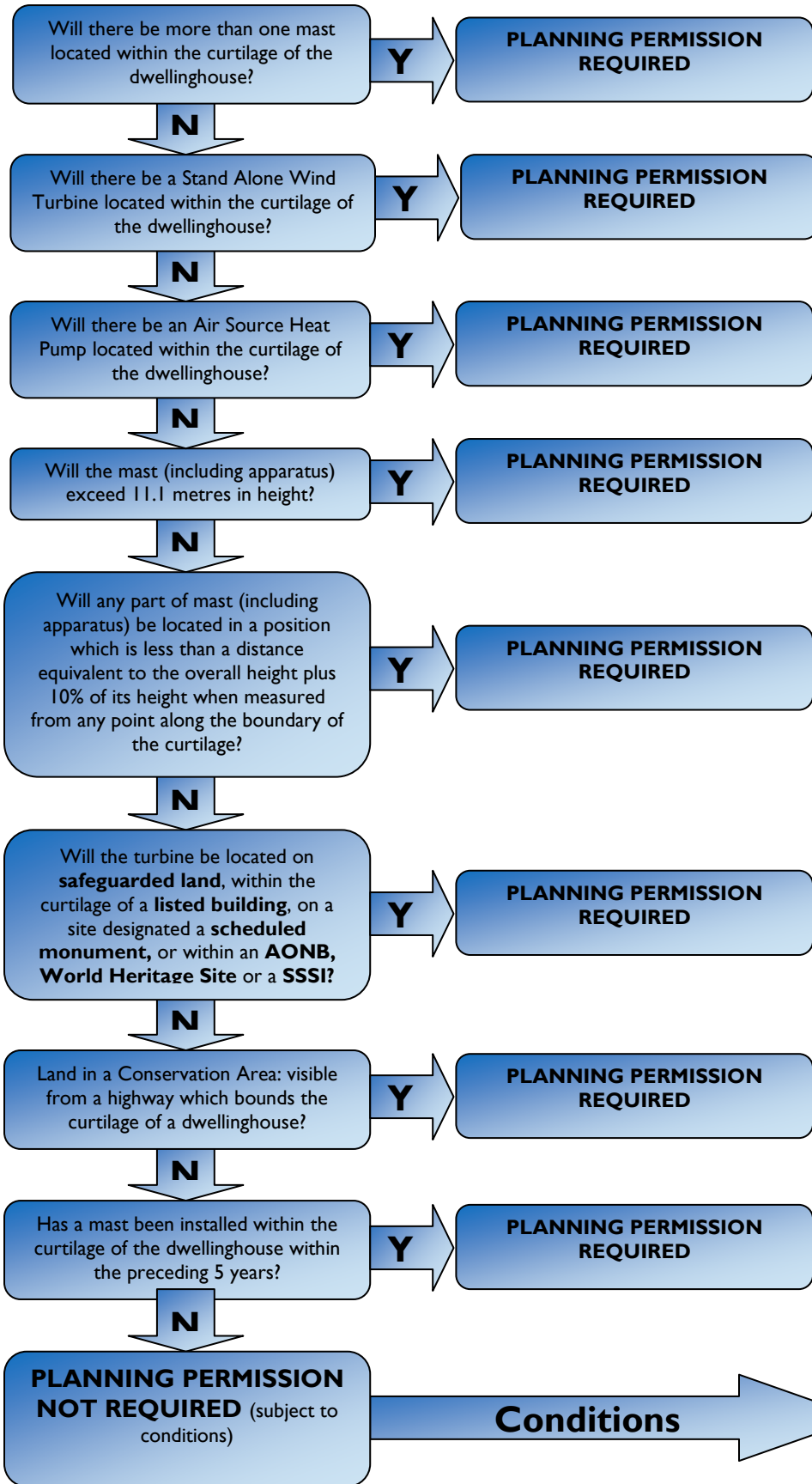
- ✓ Must be only for heating purposes.
- ✓ Sited to minimise its effect on the external appearance of the building.
- ✓ Site to minimise its effect on the amenity of the area.
- ✓ Removed as soon as reasonably practicable where no longer needed for microgeneration

Class H: Stand Alone Wind Turbines



- ✓ The blades of the Stand Alone Wind Turbine must be of non-reflective materials
- ✓ Site to minimise its effect on the amenity of the area.
- ✓ Removed as soon as reasonably practicable where no longer needed for microgeneration

Class I: Anemometry Mast



- ✓ Site to minimise its effect on the amenity of the area.
- ✓ The developer **must** within 7 days of commencing development notify the Local Planning Authority in writing of the development and its location
- ✓ On, or before the expiry of a period of 12 months, beginning with the date on which the development began, the mast must be removed