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/cclguide](http://www.wales.gov.uk/topics/planning/policy/guidance/cclguide)
- 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](http://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
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

Will the equipment protrude more than 20cm beyond the plane of the wall or roof slope when measured from the perpendicular with the external surface of the wall or roof slope?

N

Will the highest part of the equipment be higher than the highest part of the roof excluding any chimney?

Y

PLANNING PERMISSION REQUIRED

N

If located on a flat roof will the equipment be sited within 1m of the edge of the roof or protrude more than 1m above the plane of the roof?

Y

PLANNING PERMISSION REQUIRED

N

Land in a Conservation Area/World Heritage Site: Will the equipment be on a wall forming the principle or side elevation of a dwellinghouse which fronts a highway?

Y

PLANNING PERMISSION REQUIRED

N

Land in a Conservation Area/World Heritage Site: Will the equipment be on a wall of a building within the curtilage of the dwellinghouse which fronts a highway?

Y

PLANNING PERMISSION REQUIRED

N

Will the equipment be installed on a building which is within the curtilage of a dwellinghouse which is a listed building or on a site designated a scheduled monument?

Y

PLANNING PERMISSION REQUIRED

N

PLANNING PERMISSION NOT REQUIRED (subject to conditions)

Conditions

✓ 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 micro-generation.
Class B: Standalone Solar Equipment

Will there be more than one standalone solar within the curtilage of the dwellinghouse?
- **Y**
  - **PLANNING PERMISSION REQUIRED**

Would any part of the standalone solar exceed four metres in height?
- **N**
  - **PLANNING PERMISSION NOT REQUIRED**

Would any part of the standalone solar be within five metres of the boundary of the curtilage of the dwellinghouse and exceed two metres in height or be within five metres of a highway?
- **N**
  - **PLANNING PERMISSION NOT REQUIRED**

Land in a Conservation Area/World Heritage Site: Would the standalone solar be installed between a highway that bounds the curtilage and the dwellinghouse?
- **Y**
  - **PLANNING PERMISSION REQUIRED**

Will the equipment be within the curtilage of a dwellinghouse which is a listed building?
- **Y**
  - **PLANNING PERMISSION REQUIRED**

Will the surface area of the solar panels forming part of the standalone solar exceed nine square metres or any dimension of its array (including any housing) exceed three metres?
- **Y**
  - **PLANNING PERMISSION REQUIRED**

**Conditions**
- Site to minimise its effect on the amenity of the area.
- Removed as soon as reasonably practicable where no longer needed for micro-generation
Classes E & F: Biomass or Combined Heat and Power System Flue

Will the height of the flue exceed the highest part of the roof by one metre or more?

- **Y**
  - PLANNING PERMISSION REQUIRED

- **N**
  - Land in a Conservation Area/World Heritage Site: Will the flue be installed on a wall or roof slope forming the principle of side elevation of the dwellinghouse and fronts a highway?
    - **Y**
      - PLANNING PERMISSION REQUIRED
    - **N**
      - PLANNING PERMISSION NOT REQUIRED (no conditions)
Will the volume of the Air Source Heat Pump outdoors compressor unit (including housing) exceed 1 cubic metre?

Will there be more than one Air Source Heat Pump located within the curtilage of the dwellinghouse?

Will there be a Stand Alone Wind Turbine located within the curtilage of the dwellinghouse?

Will the volume of the Air Source Heat Pump outdoors compressor unit (including housing) exceed 1 cubic metre?

Will any part of the equipment be located within 3 metres of the boundary of the curtilage of the dwellinghouse?

Will the equipment be installed on a pitched roof or on a flat roof where it would be sited within 1 metre of the edge of the roof?

Will the equipment be installed within the curtilage of a listed building or on a site designated as a scheduled monument?

Will the equipment be installed on a wall or roof which fronts a highway?

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.

PLANNING PERMISSION NOT REQUIRED (subject to conditions)
Will the turbine (including blades) exceed 11.1 metres in height?

Will there be more than one Stand Alone Wind Turbine located within the curtilage of the dwellinghouse?

Will there be an Air Source Heat Pump located within the curtilage of the dwellinghouse?

Will the distance between ground level and the lowest part of any blade of the Stand Alone Wind Turbine be less than 5 metres?

Will any part of the Stand Alone Wind Turbine (including blades) be located in a position which is less than a distance equivalent to the overall height plus 10% of its height when measured from any point along the boundary of the curtilage?

Will the swept area of the blades exceed 9.6 square metres?

Will the turbine be located on safeguarded land, within the curtilage of a listed building, on a site designated a scheduled monument, or within an AONB, World Heritage Site or a SSSI?

Land in a Conservation Area: visible from a highway which bounds the curtilage of a dwellinghouse?

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

Conditions
Class I: Anemometry Mast

Will there be more than one mast located within the curtilage of the dwellinghouse?

Y → PLANNING PERMISSION REQUIRED

N

Will there be a Stand Alone Wind Turbine located within the curtilage of the dwellinghouse?

Y → PLANNING PERMISSION REQUIRED

N

Will there be an Air Source Heat Pump located within the curtilage of the dwellinghouse?

Y → PLANNING PERMISSION REQUIRED

N

Will the mast (including apparatus) exceed 11.1 metres in height?

Y → PLANNING PERMISSION REQUIRED

N

Will any part of mast (including apparatus) be located in a position which is less than a distance equivalent to the overall height plus 10% of its height when measured from any point along the boundary of the curtilage?

Y → PLANNING PERMISSION REQUIRED

N

Will the turbine be located on safeguarded land, within the curtilage of a listed building, on a site designated a scheduled monument, or within an AONB, World Heritage Site or a SSSI?

Y → PLANNING PERMISSION REQUIRED

N

Land in a Conservation Area: visible from a highway which bounds the curtilage of a dwellinghouse?

Y → PLANNING PERMISSION REQUIRED

N

Has a mast been installed within the curtilage of the dwellinghouse within the preceding 5 years?

Y → PLANNING PERMISSION REQUIRED

N

PLANNING PERMISSION NOT REQUIRED (subject to conditions)

Conditions

✓ 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