



Planning – Micro Renewable Installations

'Micro renewables' is the term given to small-scale renewable energy technologies (solar, wind etc) used on a domestic property.

Stroud District Council is keen for people to reduce their carbon emissions by using renewable energy and recognises that the planning process can discourage people from installing renewable systems. Some changes can be made to a property without the need to submit a planning application. These changes are known as 'permitted development' and are set out in the 'GDPO' – Town and Country Planning (General Permitted Development) Order 1995, which is issued by the Government.

The GDPO is a large and complex document. It does not specifically make any reference to micro-generation but contains principles that need to be interpreted in relation to micro technologies.

Central Government is currently undergoing a review of the GDPO to clarify the issue of micro regeneration. In the meantime, the following information sets out Stroud District Council's interpretation of the general position.

PLEASE NOTE – not all houses have the same permitted development rights and stricter controls apply in designated areas such as Conservation Areas and the Cotswold Area of Outstanding Natural Beauty - You should therefore check with the Council before carrying out any works.

If you live in a listed building, or one that is curtilage listed, a Listed Building Consent Application will always be required. This is a separate consent to planning consent which may also be required depending on the above.

Important Notes

These notes relate to the installation onto existing buildings, any installation to an approved scheme or to an extension being constructed will be considered as a departure from the approved planning consent. In such cases, you are advised to contact the Planning Department for further guidance.

Whether or not you need planning permission, we would suggest as a matter of courtesy that you discuss your proposal with your neighbours. You should also consider any other implications such as the Party Wall Act, which may affect your proposed installation.

The installations are likely to involve connection to the domestic electrical system and as such are covered under the remit of the Building Regulations. It is therefore vital to contact both Development Control and the Building Control Departments prior to any installations.

Do I need Planning Permission to install renewable energy technologies for my house?

Solar Hot Water Panels and Solar Photo-Voltaics (PVs) installed on roofs.

- Planning consent is not generally required as long as the panels do not protrude significantly above the line of the roof. You are advised to contact the Planning Department with full details in order for further clarification.
- You are advised to contact the Building Control Department regarding the installation of solar panels under the Building Regulations.

Solar Hot Water Panels and Solar Photo-Voltaics (PVs) installed as a free standing array.

- Works to install free standing technologies either independently or on existing outbuildings may require consent subject to whether the property is located within a designated area such as a Conservation Area or Cotswold Area of Outstanding Natural Beauty. There are other factors such as the height. You are advised to contact the Planning Department with details for further advice.
- These panels may also require Building Regulations and you are advised to contact the Building Control Department prior to installation.

Wind Turbines attached to a property

Planning permission is currently required for the installation of wind turbines on a property regardless of size.

The wind turbines may require Building Regulations and you are advised to contact the Building Control Department.

Free standing wind turbines

○ A free standing wind turbine or those located on existing outbuildings may require consent subject to whether the property is located within a designated area such as a Conservation Area and Cotswold Area of Outstanding Natural Beauty. There are other factors such as the height. You are advised to contact the Planning Department with details for further advice.

Additional Notes - Wind Turbine Planning Applications - Wind turbine are now being actively promoted by the retail sector for use in domestic situations, usually to be mounted on an elevation or chimney of a dwelling. From information so far available it does appear that many such turbines are liable to cause noise problems to neighbours in reasonably close proximity to the installation. In the case of those that can be purchased from a well known superstore an investigation is currently being conducted into the noise implications and Defra are also looking into the situation.

Any planning application for a wind turbine should therefore be accompanied by predicted noise levels. Prior consultation with the Environmental Health Department is advisable as excessive noise upon complaint could constitute a statutory noise

nuisance actionable under the Environmental Protection Act 1990 and are contactable on 01453 754473.

Ground Source Heat Pumps and Biomass Boilers

These do not normally require any visible external works, and if this is the case a planning application is not required provided that they are installed within the 'residential curtilage' of the house. In most situations, the residential curtilage is the house and its garden.

This type of installation will need to comply with the Building Regulations and further advice should be sought from the Building Control Department.

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