

## DOMESTIC WIND TURBINE FACTSHEET

This factsheet sets out the situations in which planning permission is required for domestic wind turbines following changes to permitted development rights.

The information provided here is not formal advice, as every situation is different. It is always advisable to seek professional advice before installing new equipment.

### Mounted Turbines on Buildings

A wind turbine does not generally require planning permission if it is to be attached to a detached house, or attached to a building within the grounds of any house or block of flats.

This means that if a house is terraced or semi-detached then planning permission will be required for a wind turbine. Planning permission would not however be needed to attach a wind turbine to a building in the grounds of a terraced or semi-detached house, subject to the further requirements explained in the section headed 'Meeting the Requirements of Permitted Development', which apply in all situations.

### GENERAL PRINCIPLES FOR ALL WIND TURBINES

Wind turbines require planning permission if they are to be installed on a site designated as a scheduled monument or within the curtilage of a listed building. Wind turbines also need planning permission in Areas of Outstanding Natural Beauty and National Parks.

In all instances, the following conditions apply to the installation of wind turbines:

- a. Turbines must be made of non-reflective materials;
- b. Turbines should be sited to minimise the effect on the external appearance of the building;
- c. Turbines should be sited so as to minimise the effect on the amenity of the area; and
- d. Turbines no longer needed should be removed as soon as reasonably practical.

### Meeting the Requirements of Permitted Development

The installation of a wind turbine on a detached dwelling, or on a building within the grounds of a detached dwelling or block of flats must comply with certain requirements to benefit from permitted development.

Planning permission is therefore required if:

- there would be more than one wind turbine at the property;
- there is already an air source heat pump at the property;
- the highest part of the wind turbine would protrude more than 3m above the ridge of the roof or exceed more than 15m in height (whichever is the lesser applies);
- the distance between the ground and tip of the blade, when pointing downwards, would be less than 5m;
- any part of the turbine would be less than 5m from a boundary;
- the swept area of the blade would be more than 3.8 sq m.

### Conservation Areas

In Conservation Areas, planning permission is required for a wind turbine if it would be installed on a wall or roof slope of:

- a detached dwelling; or
- a building in the grounds of a detached dwelling or block of flats and the building fronts a highway.

## Standalone Wind Turbines

A wind turbine must comply with MCS Planning Standards to benefit from permitted development rights. If a wind turbine does not meet the standards then planning permission will be required for a standalone wind turbine.

In certain instances standalone wind turbines within the grounds of a house or block of flats require planning permission, irrespective of meeting the MCS Planning Standards. The circumstance in which planning permission is required includes where:

- there would be more than one wind turbine;
- there is already an air source heat pump;
- the highest part of the wind turbine would exceed 11.1m in height;
- the distance between the ground and tip of the blade, when pointing downwards, would be less than 5m;
- the turbine is less than the equivalent height plus 10% from the boundary of the property;
- the swept area of the blade would be more than 3.8 sq m.

## Conservation Areas

In Conservation Areas, planning permission is required for a standalone wind turbine if it would be nearer to a highway than the house or block of flats.

## THE BENEFITS OF RENEWABLE ENERGY

The UK needs to produce more energy from renewable and low carbon sources. This is in order to secure an energy supply that relies less upon imported gas and oil, and because it is simply better for the environment.

The Government is encouraging home owners to install renewable technologies through incentives, which include the Feed in Tariff. The Feed in Tariff provides an income over a set period of time for small and medium scale generators of energy linked to the amount of energy produced (measured in kW). This is in addition to renewable technologies delivering the opportunity for homeowners to reduce the cost of energy bills by the value of the amount of the generated electricity used.

Directions Planning Consultancy has experience of advising clients on a range of renewable technology proposals.

Validation requirements for planning applications throughout the UK vary from district to district, and depend on the nature of the proposal. In certain instances supporting documents may be required.

## CONTACT DETAILS



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