

## NON-DOMESTIC MICROGENERATION FACTSHEET

This factsheet aims to clarify the situation in relation to permitted development rights for the installation of microgeneration equipment in non-domestic situations. This might include microgeneration systems for schools, hospitals, shops, office buildings, and warehouses.

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.

## SOLAR PV AND SOLAR THERMAL SYSTEMS

### Solar PV v Solar Thermal

There are two types of solar power systems:

- Solar photovoltaic (PV) capture the sun's energy within cells, which convert sunlight into electricity.
- Solar Thermal systems capture the sun's energy in order to heat hot water.

### Non-Domestic Solar Installations

Generally, solar panels do not require planning permission if the installation, alteration or replacement is mounted on the roof or wall of a building.

There are however certain exceptions. Solar panels require planning permission if they would:

- a. protrude more than 200mm from the plane of the wall or roof slope;
- b. be installed within 1m of the edge of the roof or wall;
- c. be higher than the highest part of the roof (excluding the chimney);
- d. in the case of flat roofs, be 1m higher than the highest part of the roof (excluding chimney);
- e. be installed on a building within the grounds of a listed building.

### General Principles

In all instances, the following conditions apply:

- a. Systems should be sited to minimise the external appearance;
- b. Systems should be sited so as to minimise the effect on the amenity of the area; and
- c. Systems no longer needed should be removed as soon as reasonably practical.

### Designated Land and Buildings

There are extra controls in relation to Conservation Areas, Areas of Outstanding Natural Beauty and World Heritage Sites. In addition to the situations previously listed which require planning permission, planning permission is also required for panels that are to be installed on either the wall or roof which fronts a highway.

Planning permission is also required for solar panels to be installed on a listed building or a building in the curtilage of a listed building, and also sites designated as scheduled monuments.

### Ground Array Systems

Installation, alteration and replacement of a ground array system requires planning permission if:

- a. it would result in more than one system; or
- b. any part of the ground array:
  - would exceed in height four metres above ground level;
  - would be within five metres of the boundary of the curtilage;
  - would exceed nine square metres or any dimension would exceed three metres (including any housing); or
  - it would be located within the grounds of a listed building or on a scheduled monument.

Within a Conservation Area, Areas of Outstanding Natural Beauty or World Heritage Site, a ground array system requires planning permission if it is nearer to a highway than any part of a building.

## HEATING SYSTEMS

The installation, alteration or replacement of a ground source heat pump or a water source heat pump requires planning permission where:

- excavations exceed 0.5ha; or
- it would result in more than one system.

The installation, alteration or replacement of a flue, forming part of a combined heat and power system or biomass heating system, planning permission is required if:

- the height of the flue exceeds the highest part of the roof by one metre or more;
- within Conservation Areas or World Heritage sites, the flue would be installed on a wall or roof slope forming the principal or side elevation of the house and would be visible from a highway.

## FLUES

Flues forming part of a combined heat and power or biomass heating system require planning permission where:

- the system exceeds 45kW thermal;
- the height of the flue would exceed 1m above the highest part of the roof;
- a replacement flue would exceed the height of the original flue;
- where more than one flue would result on a building; or
- in the case of designated land, the flue would be installed on a wall or roof fronting a highway.

## CONTACT DETAILS



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## WATER SOURCE HEAT PUMPS

Planning permission is not required for the installation of water source heat pumps.

## 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 the installation of renewable technologies through incentives, which include the Feed in Tariff. The Feed in Tariff provides an income over a set period of time for generators of energy linked to the amount of energy produced. This is in addition to renewable technologies delivering the opportunity to reduce the cost of energy bills by the value of the amount of generated electricity used.

Directions Planning Consultancy has experience of advising clients on a range of renewable technology proposals with examples including rooftop installations and ground mounted solar 'farms'.

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.