



## **Carrying out energy efficiency works to your home or installing renewable technology?**

### **Do I need planning permission or a building warrant?**

Are you considering :

Carrying out any works to your home to improve its energy efficiency e.g. Replacing windows / installing double glazing; building a sun room; building a new flue etc

Or

Installing any renewable technology such as solar thermal panels, a wind turbine, a biomass stove or an air source heat pump etc.

If you are, it is important that you establish whether you need planning permission or a building warrant before you carry out any works.

In the first instance it is best to speak directly to East Lothian Council's planning and building control departments about your proposals to avoid any disappointment or abortive works. They will be happy to advise you regarding the building standards and planning legislation. The planning department has a duty officer on every morning 9am -1.00pm to deal with any general planning enquiries.

#### **Building warrant**

As a general rule of thumb, anything that is likely to affect the structure of your home will require a building warrant.

#### **Planning Permission**

The planning regulations have been relaxed recently making the installation of certain renewable energy technologies a lot simpler. The introduction of new Permitted Development Rights which was introduced in Scotland in March 2009 grants rights to carry out certain limited forms of development on your home, without the need to apply for planning permission. These relaxations relate to certain renewable energy technologies such as solar panels and biomass boilers.

Works that are not covered by the permitted development may require planning permission. If you live in a conservation area or a listed building you will have greater

restrictions on what you can do to your home. It does not preclude you from carrying out either energy efficiency work or installing any renewable technology in your home, however it is more likely that you may require planning permission. Therefore in order to avoid any unnecessary abortive works it is important that you speak to the planners and building control departments before proceeding. **If you require planning permission only because your home is listed or in a conservation area, you will not be required to pay a fee for this service.**

**East Lothian Planning and Building Control departments can be contacted at John Muir House Haddington.**

**Telephone No 01620 -827827**

**Email address [buildingstandards@eastlothian.gov.uk](mailto:buildingstandards@eastlothian.gov.uk)**

General guidelines on gaining planning permission for domestic renewable energy technologies can also be found on the Energy Savings Trust (E.S.T.) web site.

<http://www.energysavingtrust.org.uk/generate-your-own-energy/gettingplanning-permission>

This is the relevant extract regarding solar electricity and water heating below:



## Getting planning permission



**Installing certain renewable energy technologies, such as solar panels and biomass boilers, has now been made a lot simpler thanks to Permitted development rights introduced on 6th April 2008 in England and 12th March 2009 in Scotland**

### Permitted development rights

In England and Scotland, changes to permitted development rights for renewable technologies introduced on 6th April 2008 and 12th March 2009 respectively, have lifted the requirements for planning permission for most domestic microgeneration technologies.

The General Permitted Development Order (GPDO), or the Town and Country Planning (General Permitted Development) (Domestic Microgeneration) (Scotland) Amendment Order 2009 grants rights to carry out certain limited forms of development on the home, without the need to apply for planning permission. The scope of the GPDO in England and the TCP (GPD) in Scotland now extends to the following technologies:

*Always check with your local authority to find out if you require planning permission or not, the information on this page is for guidance only.*

### **Solar PV and solar thermal (roof mounted):**

Permitted unless;

- panels when installed protrude more than 200mm.
- *Additionally in Scotland only:* installed on any part of the external walls of the building if the building contains a flat
- *Additionally in Scotland only:* panels when installed on a flat roof are situated within 1 metre from the edge of the roof or protrude more than 1 metre above the plane of the roof
- *Additionally in Scotland only:* panels when installed project higher than the highest point of the roof (excluding the chimney)
- *Additionally in Scotland only:* The building is within a conservation area or World Heritage Site and the solar PV or solar thermal equipment is installed on a roof which forms the front of the building and is visible from the road.
- *Note additionally in Scotland only: The solar PV or solar thermal equipment must, as far as is reasonably practical, minimise its effect on the amenity of the area and be removed when it is no longer needed or used for domestic microgeneration.*

### Solar PV and solar thermal (stand alone):

Permitted unless:

- more than 4 metres in height
- installed less than 5 metres away from any boundary (*England Only*)
- above a maximum area of array of 9m<sup>2</sup>
- *In England only:* situated on a wall within any part of the curtilage of the dwelling house and would be visible from a highway in Conservations Areas and World Heritage Sites.
- *Additionally in Scotland only:* installed a distance from the boundary of the curtilage of the dwelling house which is less than the height of the array
- *Additionally in Scotland only:* within the curtilage of a listed building
- *Additionally in Scotland only:* results in more than one free standing solar
- *Additionally in Scotland only:* The building is within a conservation area or World Heritage Site and the solar PV or solar thermal equipment is installed on a wall or roof which forms the front of the building and is visible from the road.
- *Note additionally in Scotland only: The solar PV or solar thermal equipment must, as far as is reasonably practical, minimise its effect on the amenity of the area and be removed when it is no longer needed or used for domestic microgeneration.*