



Getting renewables in place working with the planning system: listed buildings, conservation areas and national parks.

30th March 2011



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Seminar Content

- Permitted development
- Drivers of demand for micro-generation
- Domestic development
- Commercial development
- Industrial, schools, office and retail units
- Agriculture
- Conservation areas
- Listed buildings



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Permitted Development

- Permitted Development is the rights to carry out certain forms of development without the need to make an application for planning permission, as granted under the terms of the Town and Country Planning (General Permitted Development) Order.



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Permitted development

- Statute
 - The Town and Country Planning (General Permitted Development) Order 1995
 - The Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2008
 - The Town and Country Planning (General Permitted Development) (Amendment) (No. 2) (England) Order 2008
 - The Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2010

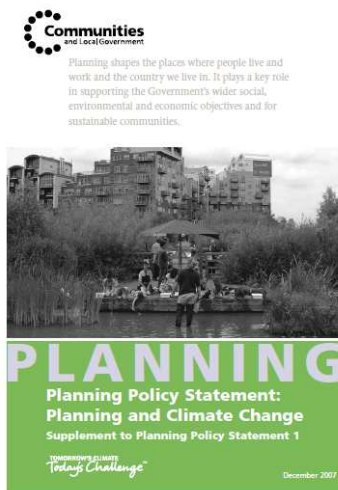


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Microgeneration and development planning

- Definition of microgeneration
 - Section 82(6) of the Energy Act 2004
- Drivers of micro-generation development
 - Planning Policy Statement 1
 - The Code for Sustainable Homes
 - The Zero Carbon Homes Initiative
 - Local Authority Targets
 - Introduction of feeder energy production tariffs
 - Local Authority Planning Policies



Source: www.communities.gov.uk



Source: www.2rh.org.uk



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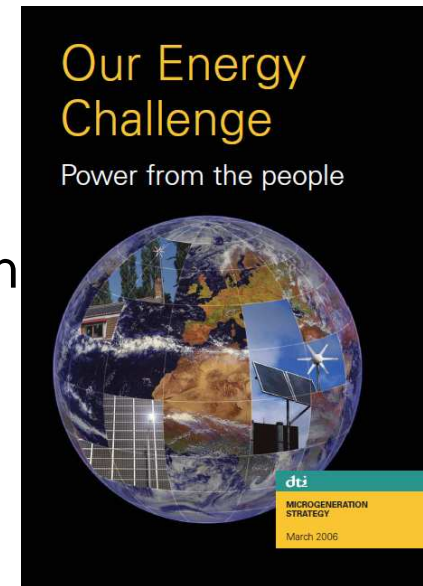
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Permitted Development: Domestic

- The Government's Microgeneration Strategy identified:
 - the requirement for planning permission for microgeneration equipment as a barrier to wider take-up;
 - a lack of clarity regarding need for specific planning permission for some technologies as a result of differing interpretation of the regulation by individual local authorities;
 - the complexity, cost and uncertainty of the plan
 - This lead to the development and introduction of The Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2008.



Source: www.berr.gov.uk



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Permitted Development: Domestic

- **Class A**

- The installation, alteration or replacement
- of solar PV or solar thermal equipment on—
- (a) a dwellinghouse; or
- (b) a building situated within the curtilage of a dwelling house.



Source: www.makesolarpanelsforyourhome.co.uk

Planning permission required if:

- Solar PV protrudes 200mm above plane of wall or roof.
- Higher than highest part of roof

Conservation area or World Heritage Site

- Wall or roof forming principle or side elevation and visible from highway
- Building within curtilage of listed dwelling house



Permitted Development: Domestic

- **Class B**
 - The installation, alteration or replacement of a stand alone solar within the curtilage of a dwellinghouse.



Planning permission required if:

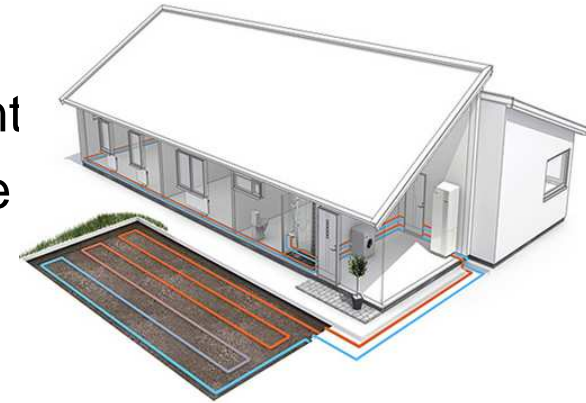
- More than one stand alone panel.
- Exceeds 4m in height
- Located within Conservation area or World Heritage visible from the road
- Within 5m of boundary
- Within curtilage of listed building
- Surface area of solar panels would exceed 9m² or 3m² for the housing

Source: www.reallifenews.com

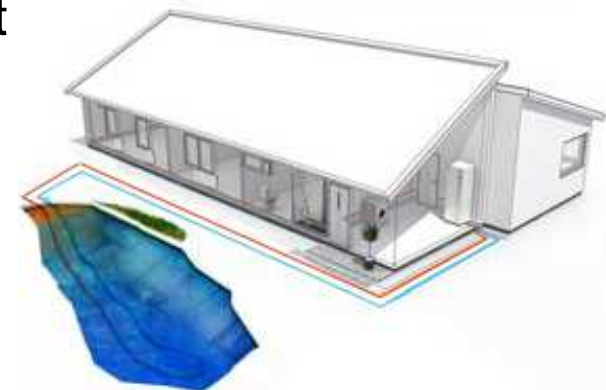


Permitted Development: Domestic

- **Class C**
 - The installation, alteration or replacement of a ground source heat pump within the curtilage of a dwellinghouse.
- **Class D**
 - The installation, alteration or replacement of a water source heat pump within the curtilage of a dwellinghouse.
- There are no conditions to this class of the GPDO 2008.



Source: www.solaheatuk.co.uk



Source: www.solaheatuk.co.uk

Permitted Development: Domestic

- **Class E**
 - The installation, alteration or replacement of a flue, forming part of a biomass heating system, on a dwellinghouse.



Source: www.greenfeed.org.uk

Planning permission required if:

- The height of the flue would exceed the highest part of the roof by 1m or more

Conservation area or World Heritage Site

- Wall or roof forming principle or side elevation and visible from highway



Permitted Development: Domestic

- **Class F**
 - The installation, alteration or replacement of a flue, forming part of a combined heat and power system, on a dwellinghouse.



Source: www.greenfeed.org.uk

Planning permission required if:

- The height of the flue would exceed the highest part of the roof by 1m or more

Conservation area or World Heritage Site

- Wall or roof forming principle or side elevation and visible from highway



Permitted Development: Non-Domestic

- The Government issued a consultation paper:
 - 'Permitted development rights for small scale renewable and low carbon energy technologies, and electric vehicle charging infrastructure'
 - The proposed changes are not yet in force.



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Permitted Development: Industrial Buildings, Schools, Offices and Retail

- The Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2010
- The GPDO 2010 does not apply specifically to solar panels or microgeneration equipment, they do however constitute an 'alteration' for the purpose of the GPDO 2010.



Sources: www.balfourbeatty.com; www.googlemaps.com; www.bbc.co.uk/news



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Permitted Development: Agricultural Land

- Currently no direct permitted development rights to install microgeneration equipment upon agricultural land exist.
- Potential does exist under Part 6 Agricultural buildings and operations, *Class A of The Town and Country Planning (General Permitted Development) Order 1995* if deemed reasonably necessary for the purposes of agriculture within that unit.
- Requirement for the submission of a notice of intention.
- Considered as part of consultation paper.



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Permitted Development

- Exclusions for which full planning consent is necessary
 - Wind turbines



Source: www.lowcarboneyconomy.com

- Air source heat pumps

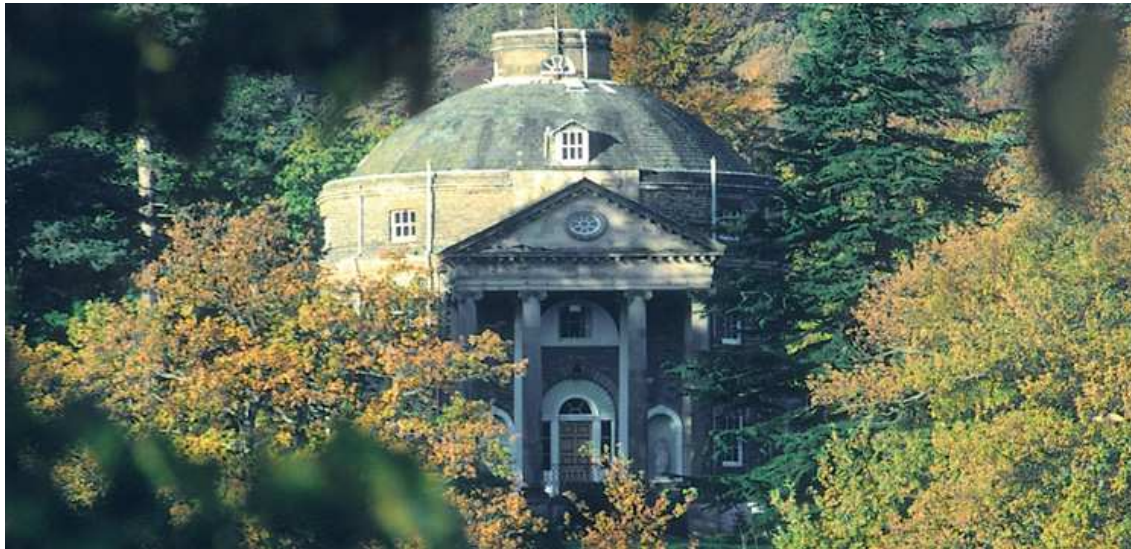


Source: www.airsource-heatpump.co.uk



Listed Building Consent

- In the case of a listed building, should the proposed installation benefit from permitted development rights
- An application for listed building consent under the Planning (Listed Buildings and Conservation Areas) Act 1990 may still be required.



Georgian roundhouse on Belle Isle, Windermere. Source: www.lakedistrict.gov.uk



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Conservation Areas

- Further restrictions apply within conservation areas in relation to micro generation which can be found within the GPDO 2008.



Gillinggate Conservation Area, Kendal. Source: Google maps.



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Questions and Discussion



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