

CLIENT BRIEFING NOTE

26 July 2023

PERMITTED DEVELOPMENT RIGHTS: SOLAR INSTALLATIONS

In these times of high energy costs, many households are considering installing solar panels on their properties, or larger suppliers seeking to deliver ground mount systems. Industry figures show that over 50,000 roof top installations were delivered in the first three months of this year, double the same period last year.

However, with the UK government looking to transition to a complete zero carbon electricity system by 2050, National Grid stated that in 2022, solar power only accounted for 4.4% of the renewable mix (wind power contributed 26.8%).

It therefore seems an appropriate time to look at planning and installing solar equipment, which can be undertaken without planning permission under the government's permitted development rights – both for householders and non-domestic/commercial properties and land.

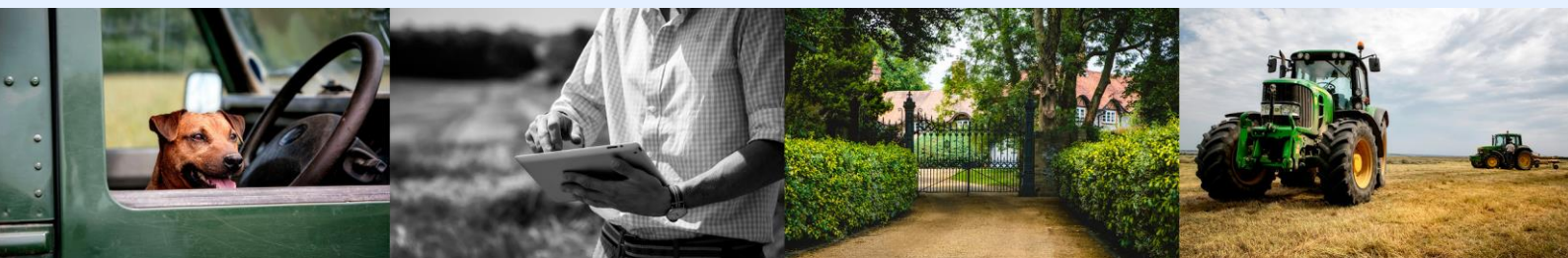
Our brief guide to what can be undertaken without formal planning permission. This is framed by Part 14 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended):

A dwelling + block of flats or an outbuilding within their curtilage

- The solar PV array must not protrude more than 200mm beyond the wall or roof slope.
- The solar PV array must not be higher than the highest part of the roof excluding chimneys.
- The solar PV array must not face onto or be visible from the highway if located within a conservation area or a world heritage site.
- Cannot be on a site designated a scheduled monument or within the curtilage of a listed dwelling or flats.
- As far as practicable the array should be sited to minimise the effect on the external appearance of the building and the amenity of the area.
- Equipment to be removed when no longer required.

Standalone/Ground Mounted Installations within a dwelling or block of flats

- The solar PV array must be no more than 4m high.
- The solar PV array must be installed more than 5m from the property boundary.
- The surface area of the solar panels must not exceed 9m sq (4-5 large solar panels).
- The size of the array cannot exceed 3m (any dimension).



- If located within a conservation area or a world heritage site, the solar PV array must not be closer to a highway that bounds the site than the dwelling/block of flats.
- Cannot be on a site designated a scheduled monument or within the curtilage of a listed building.
- As far as practicable the array should be sited to minimise the effect on the amenity of the area.
- Equipment to be removed when no longer required.

Non-domestic premises

On a building/roof

- Pitched roofs: The solar PV array must not protrude more than 200mm from the roof slope or a wall.
- Flat Roofs: The highest part of the solar PV array must be less than 1m higher than the highest part of the roof (excluding any chimney).
- The PV array must be sited more than 1m away from the external edges of the roof.
- The PV equipment cannot be installed on a wall within 1m of a junction with another wall or building.
- As far as practicable the PV array should be sited to minimise the effect on the external appearance of the building.
- On 2(3) land (conservation area, AONB, National Park inc. The Broads, World Heritage Site), it cannot be sited on a roof slope facing a highway.
- Cannot exceed generating 1 megawatt of electricity.
- Cannot be on a site designated a scheduled monument or a building within the curtilage of a listed building.
- Other solar PV equipment (i.e. not solar thermal or microgeneration solar PV equipment) on the roof requires submitting information to the LPA for Prior Approval.
- Equipment to be removed when no longer required.

Stand-alone/ground mounted solar equipment on non-domestic premises

- The solar PV array is no more than 4m high,
- The solar PV array is installed more than 5m from the property boundary.
- The surface area of the solar panels must not exceed 9m sq (4-5 large solar panels).
- The size of the array cannot exceed 3m (any dimension).
- On 2(3) land (conservation area, AONB, National Park inc. The Broads, World Heritage Site), it cannot be sited on land closer to a highway that bounds the site than the building.
- As far as practicable the array should be sited to minimise the effect on the amenity of the area.
- Equipment to be removed when no longer required.
- Cannot be installed within the curtilage of a listed buildings or a site designated a scheduled monument.

So far, 2020 was the UK's highest year for renewable generation, with renewables accounting for over 43% of electricity generated, and whilst fossil fuels such as coal has significantly reduced in generating electricity (1.5% in 2022, compared to 43% in 2012), there is still some way to go to reach carbon zero.



BCM, as rural property specialists, including land management and planning, has been involved in several PV schemes, ranging from householder applications to ground mount solar farms.

CONTACT

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