

Renewable Technologies and Planning

There are a number of microgeneration renewable technologies now available that can be incorporated into both new developments and existing homes. These can reduce greenhouse gas emissions (which contribute to climate change) and save money by providing cheap energy and reducing the impact of gas and electricity price rises. Anyone intending to install domestic renewable technologies should be advised to first install 'traditional' energy efficiency measures such as cavity wall or loft insulation where possible.

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 TCP (GPD) in Scotland now extends to the following technologies:

Solar PV and solar thermal (roof mounted) is permitted unless:

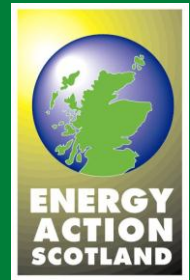
- panels protrude more than 200mm when installed
- installed on any part of the external walls of the building if the building contains a flat
- panels, when installed on a flat roof, are situated within 1 metre from the edge of the roof or protrude more than 1 metre above the plane of the roof
- panels, when installed, project higher than the highest point of the roof (excluding the chimney)
- the building is within a conservation area 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.

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) is permitted unless:

- more than 4 metres in height
- above a maximum area of array of 9m²
- installed a distance from the boundary of the curtilage of the dwelling house which is less than the height of the array
- within the curtilage of a listed building
- results in more than one free standing solar
- the building is within a conservation area 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.

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.



Suite 4a
Ingram House
227 Ingram
Street
Glasgow
G1 1DA

Tel: 0141 226
3064

Fax: 0141 221
2788

Email:
eas@eas.org.uk

Website:
www.eas.org.uk

*"Working to
end fuel
poverty and
achieve
warm, dry
homes for
all."*

Wood burning boilers and stoves, and micro-CHP is permitted unless:

- the flue exceeds 1m above roof height (excluding the chimney)
- installed on the principal elevation and visible from a road in buildings in Conservation Areas
- the flue is situated within an Air Quality Management Area (when CHP is wood fuelled)

Ground source heat pumps:

Permitted

Water source heat pumps:

Permitted

Micro and small wind

TCP (GPD) does not cover micro or small wind. Further legislation is expected later this year and it is expected that roof mounted and free standing wind turbines will be permitted at detached properties that are not in conservation areas. Consult with the local authority regarding planning permission.

Air source heat pumps

TCP (GPD) does not cover air source heat pumps. Further legislation is expected later this year and it is expected that air source heat pumps will be permitted developments. Consult with the local authority regarding planning permission.

Note that permitted development rights are not extended to Listed Buildings which are covered by other planning regulations.

Most renewable technologies must be installed by an appropriately qualified/registered/approved installer.

Always check with the local authority to find out whether planning permission is required or not.



Suite 4a
Ingram House
227 Ingram
Street
Glasgow
G1 1DA

Tel: 0141 226
3064

Fax: 0141 221
2788

Email:
eas@eas.org.uk

Website:
www.eas.org.uk

***"Working to
end fuel
poverty and
achieve
warm, dry
homes for
all."***