

If you wish to develop a commercial property, please email our [enquiry service](#) as this form will not apply to you.

DO I NEED PLANNING PERMISSION FOR MY RENEWABLE ENERGY MICROGENERATION EQUIPMENT?

If you answer **YES** to any question you **WILL** Require Planning Permission.

Please apply online, relevant application forms are available to download [here](#) where you can also make an online application through the **Planning Portal**.

This form is a self-assessment that you can fill in to help you find out whether you need planning permission for your renewable energy. Find the class listed below that relates to the work you want to carry out and complete the relevant section of the form.

Explanatory Notes:

Below are a series of questions designed to assist you in assessing whether planning permission is required for the type of development you are proposing. If you are able to answer "**NO**" to **ALL** of the following questions (while also complying with all the **conditions** below), then your proposal will be considered to be "*permitted development*". **The only exception to this is** if the permitted development rights have been removed, or your property is listed, in which case you will most likely require planning permission. You should check the planning history of the property address before completing the form using our [Public Access](#), our guide to '[Viewing Historical Planning Application Documents](#)' and addresses covered by an [article 4 direction](#). You can also check whether your property is a [listed building](#) or in a [conservation area](#).

If your property is a listed building, [check here](#), then Listed Building Consent is also likely to be required and you can contact us [here](#) to check whether a proposal of this nature would be acceptable.

A separate permission under Building Regulations may be required and you should obtain the appropriate consent before carrying out the work. Please call Building Control ph: 01892 602005 for further information.

Important: Only if you have answered **NO** to **ALL** the questions below and wish your assessment to be checked by the Planning Authority, please [email](#) us a copy of this completed form with supporting information detailed at the end of this form. A fee is payable for this service details of which can be found [here](#). Fees are payable in advance. We can contact you to take a debit or credit card payment over the telephone. We will then write to you providing an **informal opinion** as to whether planning permission is required. The Council's informal opinion is not a legal determination. An application for a Certificate of **Proposed Lawful Development** will legally confirm your permission. Forms can be found [here](#), validation check list can be found [here](#) and fees [here](#).

A guide to permitted development can be found at [Permitted development rights for householders](#), which provides useful definitions and explanations such as how to measure eaves height.

Town and Country Planning (General Permitted Development) Order 2015 (as amended) Sch2 Part14

Class C – installation or alteration etc of ground source heat pumps on domestic premises

The installation, alteration or replacement of a microgeneration ground source heat pump within the curtilage of a dwellinghouse or a block of flats.

Is Permitted Development without restriction

Town and Country Planning (General Permitted Development) Order 2015 (as amended) Sch2 Part14

Class D – installation or alteration etc of water source heat pumps on domestic premises

The installation, alteration or replacement of a microgeneration water source heat pump within the curtilage of a dwellinghouse or a block of flats.

Is Permitted Development without restriction

Town and Country Planning (General Permitted Development) Order 2015 (as amended) Sch2 Part14

Class E – installation or alteration etc of flue for biomass heating system on domestic premises

The installation, alteration or replacement of a flue, forming part of a microgeneration biomass heating system, on a dwellinghouse or a block of flats.

To determine whether permission is required for your proposal please answer the following:-

IS THE PROPOSAL?		YES	NO
1	Is the height of the flue 1m or more above the highest part of the roof?		
2	Is my property in a conservation area and the flue proposed to be installed on a wall or roof slope which fronts a highway?		

If your house is in a Conservation Area

Find out if your property is located in a [conservation area](#)

Town and Country Planning (General Permitted Development) Order 2015 (as amended) Sch2 Part14

Class F – installation or alteration etc of flue for combined heat and power on domestic premises

The installation, alteration or replacement of a flue, forming part of a microgeneration combined heat and power system, on a dwellinghouse or a block of flats.

To determine whether permission is required for your proposal please answer the following:-

IS THE PROPOSAL?		YES	NO
3	Is the height of the flue 1m or more above the highest part of the roof?		
4	Is my property in a conservation area and the flue proposed to be installed on a wall or roof slope which fronts a highway?		

If your house is in a Conservation Area

Find out if your property is located in a [conservation area](#)

Town and Country Planning (General Permitted Development) Order 2015 (as amended) Sch2 Part14

Class G – installation or alteration etc of air source heat pumps on domestic premises

- The installation, alteration or replacement of a microgeneration air source heat pump—
- (a) on a dwellinghouse or a block of flats; or
 - (b) within the curtilage of a dwellinghouse or a block of flats, including on a building within that curtilage.

Please note, development is not permitted by Class G unless the air source heat pump complies with the MCS Planning Standards or equivalent standards.

To determine whether permission is required for your proposal please answer the following:-

WOULD ANY PART OF THE PROPOSAL?		YES	NO
5	Result in more than 1 air source heat pump on the same building or within the curtilage (boundaries) of the building or block of flats?		
6	Result in the installation of an air source heat pump, where a wind turbine is installed on the same building or within the curtilage (boundaries) of the dwellinghouse or block of flats?		
7	Result in the installation of an air source heat pump, where a stand-alone wind turbine is installed within the curtilage (boundaries) of the dwellinghouse or block of flats?		
8	Result in the volume of the air source heat pump's outdoor compressor unit (including any housing) exceeding 0.6 cubic metres?		
9	Result in any part of the air source heat pump being installed within 1 metre of the boundary of the curtilage of the dwellinghouse or block of flats?		
10	Result in the air source heat pump would be installed on a pitched roof?		
11	Result in the air source heat pump being installed on a flat roof where it would be within 1 metre of the external edge of that roof?		
12	Result in the air source heat pump being installed on a site designated as a scheduled monument?		
13	Result in the air source heat pump would be installed on a building or on land within the curtilage (boundaries) of the dwellinghouse or the block of flats if the dwellinghouse or the block of flats is a listed building?		
14	If my property is in a conservation area would the air source heat pump: (i) be installed on a wall or a roof which fronts a highway; or (ii) be installed between the house/flats and a boundary which is adjacent to a highway?		
15	If my property is NOT in a conservation area, would the air source heat pump be installed on a wall of a dwellinghouse or block of flats which: (i) fronts a highway? AND (ii) Be above the ground floor storey?		
CONDITIONS			
The following conditions must be complied with for all development within Class G - air source heat pumps on domestic premises			
A	The air source heat pump is used solely for heating purposes.		
B	The air source heat pump is, so far as practicable, sited so as to minimise its effect on the external appearance of the building.		
C	The air source heat pump is, so far as practicable, sited so as to minimise its effect on the amenity of the area; and		
D	The air source heat pump is removed as soon as reasonably practicable when no longer needed.		
<p>Town and Country Planning (General Permitted Development) Order 2015 (as amended) Sch2 Part14</p> <p>Class H – installation or alteration etc of wind turbine on domestic premises</p> <p>The installation, alteration or replacement of a microgeneration wind turbine on— (a) a detached dwellinghouse; or (b) a detached building situated within the curtilage of a dwellinghouse or a block of flats.</p> <p>Please note, development is not permitted by Class H unless the wind turbine complies with the MCS Planning Standards or equivalent standards.</p> <p>To determine whether permission is required for your proposal please answer the following:-</p>			

WOULD ANY PART OF THE PROPOSAL?		YES	NO
16	Result in more than 1 wind turbine on the same building or within the curtilage (boundaries) of the building or block of flats?		
17	Comprise a stand-alone wind turbine installed within the curtilage of the dwellinghouse or the block of flats;		
18	Result in the installation of a wind turbine, where an air source heat pump is installed on the same building or within its curtilage (boundaries)?		
19	Result in the highest part of the wind turbine (including blades) either: (i) Protruding more than 3m above the highest part of the roof (excluding the chimney) OR (ii) Exceeding more than 15m in height, Whichever is the lesser?		
20	Result in the distance of less than 5 metres between ground level and the lowest part of any blade of the wind turbine?		
21	Result in any part of the wind turbine (including blades) being within 5 metres of any boundary of the curtilage of the dwellinghouse or the block of flats?		
22	Result in a sweep area of any blade of the wind turbine exceeding 3.8 square metres?		
23	Result in the wind turbine being installed on safeguarded land (definition below)?		
24	Be installed on a site designated as a scheduled monument?		
25	Be installed within the curtilage of a building which is a listed building?		
26	If my property is within a conservation area, would the wind turbine be installed on a wall or roof slope of — (i) A detached dwelling OR (ii) a building within the curtilage of the dwellinghouse or block of flats which fronts onto a highway?		
27	Result in the wind turbine being installed in an Area of Outstanding Natural Beauty?		

Find out if your property is located in a [conservation area](#), is a [listed building](#), is a [scheduled ancient monument](#) or is within an [Area of Outstanding Natural Beauty](#).

Definition of safeguarded land - means land which—

- (a) is necessary to be safeguarded for aviation or defence purposes; and
- (b) has been notified as such, in writing, to the Secretary of State by an aerodrome operator, an air traffic services licence holder or the Secretary of State for Defence for the purposes of this Part;

CONDITIONS

The following conditions must be complied with for all development within Class H – installation or alteration etc of wind turbine on domestic premises

A	The blades of the wind turbine is made of non-reflective materials
B	The wind turbine is, so far as practicable, sited so as to minimise its effect on the external appearance of the building
C	The wind turbine is, so far as practicable, sited so as to minimise its effect on the amenity of the area; and
D	The wind turbine is removed as soon as reasonably practicable when no longer needed

Town and Country Planning (General Permitted Development) Order 2015 (as amended) Sch2 Part14

Class I – installation or alteration etc of stand-alone wind turbine on domestic premises

The installation, alteration or replacement of a stand-alone wind turbine for microgeneration within the curtilage of a dwellinghouse or a block of flats.

Please note, development is not permitted by Class I unless the stand-alone wind turbine complies with the MCS

Planning Standards or equivalent standards.

To determine whether permission is required for your proposal please answer the following:-

WOULD ANY PART OF THE PROPOSAL?		YES	NO
28	Result in more than 1 stand alone wind turbine within the curtilage (boundaries) of the dwellinghouse or block of flats?		
29	Result in the installation of a stand-alone wind turbine, where a wind turbine is already installed on the dwellinghouse or on a building within the curtilage of the dwellinghouse or the block of flats?		
30	Where the installation of a stand-alone wind turbine is proposed, an air source heat pump is already installed on the dwellinghouse or block of flats or within the curtilage (boundaries) of the dwellinghouse or block of flats?		
31	Result in the highest part of the stand-alone wind turbine exceeding 11.1 metres in height?		
32	Result in the distance of less than 5 metres between ground level and the lowest part of any blade of the stand-alone wind turbine?		
33	Be located a distance from any point of the boundary of the curtilage which is less than the height of the stand-alone turbine, including blades, and a further 10% of that height?		
34	Result in the sweep area of any blade of the stand-alone wind turbine exceeding 3.8 square metres?		
35	Result in the stand-alone wind turbine being installed on safeguarded land?		
36	Result in the stand-alone wind turbine being installed on a site designated as a scheduled monument?		
37	Result in the stand-alone wind turbine being installed within the curtilage of a building which is a listed building?		
38	If my property is in a conservation area would the stand-alone wind turbine be installed between the house/flats and a boundary which is adjacent to a highway?		
39	Result in the wind turbine being installed in an Area of Outstanding Natural Beauty?		

Find out if your property is located in a [conservation area](#), is a [listed building](#), is a [scheduled ancient monument](#) or is within an [Area of Outstanding Natural Beauty](#).

Definition of safeguarded land - means land which—

- (a) is necessary to be safeguarded for aviation or defence purposes; and
- (b) has been notified as such, in writing, to the Secretary of State by an aerodrome operator, an air traffic services licence holder or the Secretary of State for Defence for the purposes of this Part;

CONDITIONS

The following conditions must be complied with for all development within Class I – installation or alteration etc of stand-alone wind turbine on domestic premises

A	The blades of the stand-alone wind turbine is made of non-reflective materials
B	The stand-alone wind turbine is, so far as practicable, sited so as to minimise its effect on the amenity of the area; and
C	The stand-alone wind turbine is removed as soon as reasonably practicable when no longer needed.

Town and Country Planning (General Permitted Development) Order 2015 (as amended) Sch2 Part14

Class J – installation or alteration etc of solar equipment on non-domestic premises

The installation, alteration or replacement of—

- (a) microgeneration solar thermal equipment on a building;
- (b) microgeneration solar PV equipment on a building; or

(c) other solar PV equipment on the roof of a building,
other than a dwellinghouse or a block of flats.

To determine whether permission is required for your proposal please answer the following:-

WOULD ANY PART OF THE PROPOSAL?		YES	NO
40	Be installed on a pitched roof and would protrude more than 0.2 metres beyond the plane or roof slope when measured from the perpendicular with the external surface of the roof slope?		
41	Be installed on a flat roof, where the highest part of the solar PV equipment would be higher than 1 metre above the highest part of the roof (excluding any chimney)?		
42	Be installed within 1 metre of the external edge of the roof on which it is placed?		
43	Be installed on a site designated as a scheduled monument? OR		
44	Be installed on a listed building or on a building within the curtilage of a listed building?		
45	In respect of microgeneration solar thermal equipment on a building and microgeneration solar PV equipment on a building, would the equipment be installed on a wall and protrude more than 0.2 metres beyond the plane of the wall when measured from the perpendicular with the external surface of the wall?		
46	In respect of microgeneration solar thermal equipment on a building and microgeneration solar PV equipment on a building, would the equipment be installed on a wall and within 1metre of a junction of that wall with another wall or with the roof of the building? or		
47	In respect of microgeneration solar thermal equipment on a building and microgeneration solar PV equipment on a building, if my property is in a conservation area or in an Area of Outstanding Natural Beauty, would the equipment be installed on a wall which fronts a highway?		

Find out if your property is located in a [conservation area](#), is a [listed building](#), is a [scheduled ancient monument](#) or is within an [Area of Outstanding Natural Beauty](#).

CONDITIONS

The following conditions must be complied with for all development within Class J – installation or alteration etc of solar equipment on non-domestic premises

A	The solar PV equipment or solar thermal equipment must, so far as practicable, be sited so as to minimise its effect on the external appearance of the building and the amenity of the area; and
B	The solar PV equipment or solar thermal equipment is removed as soon as reasonably practicable when no longer needed.
C	In respect of other solar PV equipment on the roof of a building, development is permitted subject to the condition that before beginning the development the developer must apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to the design or external appearance of the development, in particular the impact of glare on occupiers of neighbouring land. Forms can be found on the Planning Portals Web site .

Town and Country Planning (General Permitted Development) Order 2015 (as amended) Sch2 Part14

Class K – installation or alteration etc of stand-alone solar equipment on non-domestic premises

The installation, alteration or replacement of stand-alone solar for microgeneration within the curtilage of a building other than a dwellinghouse or a block of flats.

To determine whether permission is required for your proposal please answer the following:-

WOULD ANY PART OF THE PROPOSAL?		YES	NO
48	Result in the presence within the curtilage of more than 1 stand-alone solar?		
49	(i) Exceed 4 metres in height? (ii) If located in a Conservation or in an Area of Outstanding Natural Beauty and sited between the house or flats, would exceed 2m in height?? (iii) Be within 5 metres of the boundary of the curtilage? (iv) Be within the curtilage of a listed building? OR (v) Be installed on a site designated as a scheduled monument? or		
50	Would the surface area of the solar panels forming part of the stand-alone solar exceed 9 square metres or any dimension of its array (including any housing) would exceed 3 metres?		

Find out if your property is located in a [conservation area](#), is a [listed building](#), is a [scheduled ancient monument](#) or is within an [Area of Outstanding Natural Beauty](#).

CONDITIONS

The following conditions must be complied with for all development within Class K – installation or alteration etc of stand-alone solar equipment on non-domestic premises

- | | |
|----------|--|
| A | The stand-alone solar must, so far as practicable, be sited so as to minimise its effect on the amenity of the area; and |
| B | The stand-alone solar is removed as soon as reasonably practicable when no longer needed |

Town and Country Planning (General Permitted Development) Order 2015 (as amended) Sch2 Part14

Class L – installation or alteration etc of ground source heat pump on non-domestic premises

The installation, alteration or replacement of a microgeneration ground source heat pump within the curtilage of a building other than a dwellinghouse or a block of flats.

Is Permitted Development subject to conditions listed below

CONDITIONS

The following conditions must be complied with for all development within Class L – installation or alteration etc of ground source heat pump on non-domestic premises

- | | |
|----------|---|
| A | The total area of excavation must not exceed 0.5 hectares |
| B | The development must not result in the presence within the curtilage of more than 1 ground source heat pump; and |
| C | A pump is removed as soon as reasonably practicable when no longer needed and the land is, as far as reasonably practicable, restored to its condition before the development took place, or to such condition as may have been agreed in writing between the local planning authority and the developer. |

Town and Country Planning (General Permitted Development) Order 2015 (as amended) Sch2 Part14

Class M – installation or alteration etc of water source heat pump on non-domestic premises

The installation, alteration or replacement of a microgeneration water source heat pump within the curtilage of a building other than a dwellinghouse or a block of flats

Is Permitted Development subject to conditions listed below

CONDITIONS

The following conditions must be complied with for all development within Class M – installation or alteration etc of water source heat pump on non-domestic premises

A	Development is permitted by Class M subject to the condition that the total surface area covered by the water source heat pump (including any pipes) must not exceed 0.5 hectares
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Town and Country Planning (General Permitted Development) Order 2015 (as amended) Sch2 Part14

Class N – installation etc of flue for biomass heating system on non-domestic premises

The installation, alteration or replacement of a flue, forming part of a microgeneration biomass heating system, on a building other than—

- (a) a dwellinghouse or a block of flats; or
- (b) a building situated within the curtilage of a dwellinghouse or a block of flats.

To determine whether permission is required for your proposal please answer the following:-

WOULD ANY PART OF THE PROPOSAL?		YES	NO
51	Would the capacity of the system that the flue serves exceed 45 kilowatts thermal?		
52	Would the height of the flue exceed either – (i) the highest part of the roof by 1 metre or more, or (ii) the height of an existing flue which is being replaced, whichever is the highest;		
53	Would the installation of the flue result in the installation on the same building of more than 1 flue forming part of either a biomass heating system or a combined heat and power system?		
54	Would the flue be installed on a listed building, within the curtilage of a listed building or on a site designated as a scheduled monument; or		
55	If the building is in a conservation area or an Area of Outstanding Natural Beauty, would the flue be installed on a wall or roof slope which fronts a highway?		

Find out if your property is located in a [conservation area](#), is a [listed building](#), is a [scheduled ancient monument](#) or is within an [Area of Outstanding Natural Beauty](#).

Town and Country Planning (General Permitted Development) Order 2015 (as amended) Sch2 Part14

Class O – installation etc of flue for combined heat and power on non-domestic premises

The installation, alteration or replacement of a flue, forming part of a microgeneration combined heat and power system, on a building other than—

- (a) a dwellinghouse or a block of flats; or
- (b) a building situated within the curtilage of a dwellinghouse or a block of flats.

To determine whether permission is required for your proposal please answer the following:-

WOULD ANY PART OF THE PROPOSAL?		YES	NO
56	Would the capacity of the system that the flue serves exceed 45 kilowatts thermal?		
57	Would the height of the flue exceed either— (i) the highest part of the roof by 1 metre or more, or (ii) the height of an existing flue which is being replaced, whichever is the highest;		

58	Would the installation of the flue result in the installation on the same building of more than 1 flue forming part of either a biomass heating system or a combined heat and power system?		
59	Would the flue be installed on a listed building, within the curtilage of a listed building, or on a site designated as a scheduled monument; or		
60	If the building is in a conservation area or an Area of Outstanding Natural Beauty, would the flue be installed on a wall or roof slope which fronts a highway?		

Find out if your property is located in a [conservation area](#), is a [listed building](#), is a [scheduled ancient monument](#) or is within an [Area of Outstanding Natural Beauty](#).

Town and Country Planning (General Permitted Development) Order 2015 (as amended) Sch2 Part14

Class OA – installation etc if a solar canopy on non-domestic, off street parking

Permitted development OA. The installation, alteration or replacement of a solar canopy within an area lawfully used as offstreet parking other than for a dwellinghouse or a block of flats

To determine whether permission is required for your proposal please answer the following:-

WOULD ANY PART OF THE PROPOSAL?		YES	NO
61	Exceeds 4 metres in height above ground level?		
62	Be within 10 metres of the curtilage of a dwellinghouse or a block of flats?		
63	Be within the curtilage of a dwellinghouse or a block of flats?		
64	Be located on a site designated as a scheduled monument or on land within the curtilage of a scheduled monument?		
65	Be within the curtilage of a listed building?		
66	Be for the display of an advertisement?		
67	Be for an off-street parking area permitted by Class B (temporary use of land) of Part 4 (temporary buildings and uses)		

CONDITIONS

The following conditions must be complied with for all development within Class OA – installation etc if a solar canopy on non-domestic, off street parking

A	In the case of development above a permeable surface, provision is made to direct run-off water from the solar canopy to a permeable or porous area or surface within the off-street parking area
B	Before beginning development, you must apply to the local planning authority for a determination as to whether the prior approval of the local planning authority will be required with respect to— (a) the solar canopy's siting, design and external appearance, in particular the impact of glare on the occupiers of neighbouring premises; and (b) in the case of a solar canopy in an Area of Outstanding Natural Beauty or in a Conservation Area, the impact of the appearance of the solar canopy on that land

This fact sheet provides advice on renewable energy to dwellings, flats and non-domestic properties. If your proposal relates to other types of work to your property then you may need to look at other self-assessment forms including the solar panel [self-assessment](#).

Information required for self-assessment check:

- 1) A sketch, brochure details or elevations showing what the installation of renewable energy microgeneration equipment would look like from all sides, with its overall height, length and width clearly stated in metres.



Permitted Development Self-Certification Form

Development Management Team
Muriel Matters House,
Breeds Place,
Hastings, TN34 3UY

- 2) A sketch plan showing where the installation of renewable energy microgeneration equipment would be on the house and showing the boundaries of the property and its relationship with the nearest boundary and public highway.
- 3) Photographs of the site of the proposal can also be helpful.

Contact Details		Site Details (if Different)	
Name:		Name:	
Address:		Address:	
Post Code:		Post Code:	
Tel No:		Tel No:	
Email:		Email:	
Declaration	I have read all the information above and I have answered all the questions above to the best of my knowledge.	Tick Declaration	Date

Disclaimer: The information and advice contained within this form is **NOT** a formal determination under **s192 of the Town and Country Planning Act 1990**. If you wish to obtain such a legal determination you must apply for a '**Certificate of Lawfulness**' for which the relevant application forms are available to download [here](#) where you can also make an online application through the **Planning Portal**.