

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 SOLAR PANEL 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 solar panel.

Explanatory Notes:

Below are a series of questions designed to assist you in assessing whether planning permission is required for installing a solar panel at your home. 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 or in a conservation area, 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.

<p>Town and Country Planning (General Permitted Development) Order 2015 (as amended) Sch2 Part14 Class A – installation or alteration etc of solar equipment on domestic premises</p> <p>“The installation, alteration or replacement of microgeneration solar PV or solar thermal equipment on—</p> <p>(a) a dwellinghouse or a block of flats; or</p> <p>(b) a building situated within the curtilage of a dwellinghouse or a block of flats”</p> <p><i>To determine whether permission is required for your proposal please answer the following:-</i></p>			
IS THE PROPOSAL?		YES	NO
1	To protrude more than 200 millimetres beyond the plane (surface) of the wall or roof slope when measured from the perpendicular with the external surface of the wall or roof slope?		
2	To be situated on a roof slope where the highest part of the equipment would be higher than the highest part of the roof (excluding any chimney)?		
3	To be installed on a building within the curtilage (Boundaries) of a dwellinghouse or block of flats that is a Listed Building?		
4	To be installed on a site designated as a scheduled monument .		
<p><u>If your house is in a Conservation Area</u></p> <p>Find out if your property is located in a conservation area</p>			
IS THE PROPOSAL?		YES	NO
5	On a wall which fronts the highway?		

CONDITIONS	
The following conditions must be complied with for all development within Class A – Solar Panels	
A	The solar PV or solar thermal equipment is, so far as practicable, sited so as to minimise its effect on the external appearance of the building;
B	The solar PV or solar thermal equipment is, so far as practicable, sited so as to minimise its effect on the amenity of the area; and
C	The solar PV or solar thermal equipment is removed as soon as reasonably practicable when no longer needed.
D	Where the solar PV or solar thermal equipment is installed on a flat roof located in a Conservation Area, before beginning development the developer 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 the impact of the appearance of the solar PV or solar thermal equipment on that land;



**Town and Country Planning (General Permitted Development) Order 2015 (as amended) Sch2 Part14
Class B – installation or alteration etc of stand-alone solar equipment on domestic premises**

“The installation, alteration or replacement of stand-alone solar for microgeneration within the curtilage of a dwellinghouse or a block of flats”

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

DOES THE PROPOSAL?		YES	NO
1	Result in more than 1 stand-alone solar within the curtilage (boundaries)?		
WOULD ANY PART OF THE PROPOSAL?		YES	NO
2	Exceed more than 4 metres in height?		
3	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?		
4	Be installed within 5 metres of the boundary of the curtilage?		
5	Be would be installed within the curtilage of a listed building?		
6	Be installed on a site designated as a scheduled monument?		
7	Be in a conservation area and be installed between the house/flats and a boundary which is adjacent to a highway?		
8	Result in the surface area of the solar panels exceeding 9 square metres or any dimension of its array (including any housing) would exceeding 3 metres		

Find out if your property is located in a [conservation area](#), is a [listed building](#) or is a [scheduled ancient monument](#).

CONDITIONS	
The following conditions must be complied with for all development within Class B – Stand Alone Solar Panels	
A	The stand-alone solar is, so far as practicable, sited so as to minimise its effect on the amenity of the area
B	In the case of stand-alone solar installed in a conservation area nearer to any highway which bounds the curtilage than the part of the dwellinghouse or block of flats which is nearest to that highway, before beginning development the developer 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 the impact of the appearance of the stand-alone solar on the character of the conservation area;
C	The stand-alone solar is removed as soon as reasonably practicable when no longer needed.

This fact sheet provides advice on solar panels to dwellings and flats. If your proposal relates to other types of work to your property then you may need to look at other [self-assessment forms](#).

Information required for self-assessment check:

- 1) A sketch, brochure details or elevations showing what the solar panels would look like, with its overall height above ground level or height above roof clearly stated in metres.
- 2) A sketch plan showing where the solar panels would be on the house or flats and showing the boundaries of the property and its relationship with the nearest boundary and public highway
- 3) Photographs of the site 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**.