

### *Building Regulations*

Heat pumps could require Building Regulations approval depending on how the system is linked to the existing heating / hot water system.

### **Building Regulations General**

- The provision of a new boiler of any type would be required to comply with the requirements of the Building Regulations.
- Items of main concern would be the efficiency of the boiler, the flue arrangements and the connection to heating units.
- It must be noted that works to an electrical system need to be carried out by a qualified and competent person who is capable of self-certification otherwise Torbay Council can certify the installation at a standard charge
- Please see the [www.torbay.gov.uk/planning](http://www.torbay.gov.uk/planning) for the Building Control section which gives more details regarding the requirements of the Building Regulations or contact the Building Control Team.

For more information please contact:

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## **Planning & Development Services**

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# **Advice on Planning Permission and Building Regulation approval for installing energy saving equipment**

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## **When do I need planning permission and Building Regulation approval to install energy saving equipment such as solar panels and turbines?**

Torbay Council encourages people to take action to reduce their energy use including using renewable energy equipment. It recognises that the planning application fee might discourage people, but some domestic alterations/extensions can be made without the need to make a planning application. These alterations are known as 'permitted development' and are granted permission by the Town and Country Planning (General Permitted Development) Order 1995 –

[www.opsi.gov.uk/si/si1995/Uksi\\_19950418\\_en\\_1.htm](http://www.opsi.gov.uk/si/si1995/Uksi_19950418_en_1.htm)

At present the GPDO does not have specific reference to this type of development, the government is committed to reviewing this. However there are principles which can be applied to them.

**Please note: Not all houses have the same permitted development rights and you should therefore check with the Council before carrying out any work.**

Whether or not you need to make a planning application we would suggest that as a matter of courtesy, that you discuss your proposals with your neighbours first. You may also need to comply with any requirements of the Party Wall Act 1990.

### **Solar Water heating and energy devices installed on roofs**

#### *Planning Permission*

- If you live in a Conservation Area, or an Area of Outstanding Natural Beauty (AONB), you will need planning permission.
- In all other situations, a planning application is only required if the roof slope faces a highway (including a footpath) or if it projects above the highest part of the roof (not including any chimney).
- In exceptional cases where the proposal is a very small installation in a Conservation Area, in the AONB, or on roof slopes facing the highway, and doesn't cause visual harm, the Council may consider that permission is not needed.
- If you live in a listed building, you will always need listed building consent. This is a separate consent to planning permission. Using the above criteria you will be able to establish whether you also need a separate planning permission

#### *Building Regulations*

- A solar panel on a roof may require Building Regulation approval depending on the size and the load that the unit will place on the existing roof. The applicant would also need to show how the unit is connected into the existing heating / hot water system.
- A Solar energy device on a roof may require Building Regulation approval depending on the extent to which they are used over the area of the roof and how the power they provide is integrated into the existing electrical system.

### **Solar Water heating and energy devices - Free standing**

#### *Planning Permission*

These rarely require planning permission provided that:

- They are not attached to the house,
- They are not between the house and the highway (as long as the house is 20m or less from the highway)
- The panels do not have a total volume exceeding 10 cubic metres and are not more than 3 metres high.
- Solar panels may require Building Regulation approval depending on how the units are connected into the existing heating / hot water system
- Building Regulation approval would be required for work on the existing and new electrical system where energy devices are installed.

### **Wind turbines**

#### *Planning Permission*

Planning permission is currently required for the installation of wind turbines of all sizes.

#### *Building regulations*

A wind turbine would require Building Regulation approval. Depending on the size, additional loading on the structure would need to be considered and also any modifications made to the electrical system to allow the use of the unit.

### **Ground Source Heat Pumps and Biomass Boilers**

#### *Planning Permission*

These do not normally involve any visible external works, and if this is the case a planning application is not required provided that they are installed within the 'residential curtilage' of the house. In most situations, the residential curtilage is the house and its garden.