REPORT TO: **CITY DEVELOPMENT COMMITTEE - 27 SEPTEMBER 2010**

REPORT ON: **PERMITTED DEVELOPMENT RIGHTS FOR MICROGENERATION EQUIPMENT ON NON-DOMESTIC PROPERTIES**

REPORT BY: **DIRECTOR OF CITY DEVELOPMENT**

REPORT NO: **582-2010**

1 PURPOSE OF REPORT

1.1 The report seeks to confirm the views of the Council in response to the Scottish Government Consultation Paper "Permitted Development Rights for Microgeneration Equipment on Non-domestic Properties.

2 RECOMMENDATION

2.1 It is recommended that the Committee

a agrees and approves Appendix A to this report in the Council's formal response to the Consultation Paper; and

b authorises the Director of City Development to issue the formal response to the Scottish Government by 8 October 2010.

3 FINANCIAL IMPLICATIONS

3.1 It is unlikely that the proposals for the broadening of permitted development rights will result in any significant decrease in income from fees as there have been few applications for this type of development to date.

3.2 The unpredictability of likely numbers of applications and pre-application enquiries materialising as a result of the legislation makes accurate assessment of budget costs/income difficult.

4 BACKGROUND

4.1 The Scottish Ministers are committed to promoting a greater uptake of microgeneration, recognising its potential to provide a sustainable source of low carbon energy and reduce carbon dioxide emissions from buildings. It forms part of a coherent approach to energy policy, recognising that promoting reduced energy consumption and promoting low carbon technologies are key to achieving sustainable economic growth.

4.2 S71 of the Climate Change (Scotland) Act 2009 contains a commitment to introduce permitted development rights for non-domestic properties by 1 April 2011. Permitted development rights for solar panels, bio mass systems and heat pumps on domestic properties were introduced in March 2009 and a consultation has taken place on the feasibility of introducing permitted development rights for domestic wind turbines and air source heat pumps.

4.3 In order to encourage the installation of microgeneration equipment on non-domestic buildings and properties, this Consultation Paper is seeking views on the extent to which planning control can be reduced by making smaller wind turbines, solar

thermal panels, solar photo voltaic panels, ground and air source heat pumps, housing for biomass boilers and housing for water driven turbines and anaerobic digestion permitted development, thereby removing the need for planning permission. Currently no permitted development criteria apply. In doing so, the draft proposals seek to strike a balance between the control of adverse impacts on amenity and the wider environmental benefits of CO_2 emission reductions. The Scottish Ministers hope that this will encourage the wider use of microgeneration techniques and help to reduce burdens on businesses and planning authorities.

4.4 The Consultation Paper poses a series of 43 questions and these, together with suggested Council responses, are set out in Appendix A to this report.

4.5 At the moment, there are no specific permitted development rights for microgeneration equipment on non-domestic properties, requiring owners to apply for planning permission. The cost and time required by a property owner to undergo the process required can be a disincentive to progressing any further with the project. If, however, the equipment were to be defined as "permitted development" by amending secondary legislation, permission would be granted as a right, provided it met strict criteria.

4.6 Permitted Development rights have to cover general situations and hence are set at a precautionary level, but the consideration of the specific circumstances of a case by a planning authority can take account of local circumstances. Part of that consideration will involve giving those most likely to be affected by the proposal an opportunity to have their views taken into account before the planning authority determines the application. It also gives the planning authority the opportunity to impose specific conditions to control adverse effects, without which they would have to refuse the application.

4.7 Even when small-scale developments are permitted development, the legislation often builds in qualifications which, when satisfied, give the required environmental protection to communities and neighbours. Examples of this are the siting of permitted works so that they would not materially affect the external appearance of a building or more clear cut exceptions. For example, the requirement for planning permission for all developments in a conservation area, or the requirement for listed building consent for the most minor proposal when applied to a listed building or the restriction of proposals in air quality management areas.

4.8 Appendix B to this report summarises the draft proposals in respect of criteria to be applied in permitting non-domestic microgeneration equipment across a range of circumstances without the need for planning permission.

4.9 The full text of the Consultation paper is set out on the Scottish Governments website at:

http://www.scotland.gov.uk/Publications/2010/07/15092031/0

4.10 Copies of the document have been forwarded to Group Leaders, Lord Provost and Depute Lord Provost.

5 POLICY IMPLICATIONS

5.1 This Report has been screened for any policy implications in respect of Sustainability, Strategic Environmental Assessment, Anti-Poverty, Equality Impact Assessment and Risk Management.

5.2 Clearly the judgement as to whether non-domestic microgeneration equipment should be permitted development and what particular criteria should apply balances sustainability objectives against any potential adverse environmental impacts on neighbours and communities in general.

5.3 In accordance with the Council's policy an Equality Impact Assessment of the consultation paper was undertaken using the Rapid Impact Assessment Tool to determine whether the proposals implementation by Scottish Government is likely to lead to prejudice in terms of race, ethnic background, disability, sexual orientation, gender, religion or belief and age.

5.4 No evidence of likely prejudice in any of the 6 strands listed above was detected.

5.5 The Equality Impact Assessment will be made available on the Council's website at http://www.dundeecity.gov.uk/equanddiv/equimpact.

6 CONSULTATIONS

6.1 The Chief Executive, Depute Chief Executive (Support Services), Director of Finance and Assistant Chief Executive have been consulted and are in agreement with the contents of this report.

7 BACKGROUND PAPERS

7.1 Permitted Development Rights for Microgeneration Equipment on Non-domestic Wind Properties - Consultation Paper – July 2010.

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Director of City Development

MPG/CW/KM 15 September 2010

Dundee City Council
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APPENDIX A

PERMITTED DEVELOPMENT RIGHTS FOR MICROGENERATION EQUIPMENT ON NON DOMESTIC PROPERTIES

QUESTIONS AND COUNCIL RESPONSES

Core Question (Question 1)

What types and scales of equipment do not need to be examined by a planning authority because they will have an acceptably small impact, or no impact at all?

The technologies and range and scales of equipment set out in the Consultation paper are considered to be appropriate.

Question 2

Do you think that it is appropriate to introduce an entirely new schedule of permitted development rights (with specific amendments for existing permitted development rights for Agricultural and Forestry units)? the alternative is to make amendments to each of the existing classes of permitted development.

Yes - this is less confusing and results in a much shorter permitted development order.

Question 3

Should non-domestic microgeneration be constrained to installations which are primarily serving the energy needs of the property on which they are sited or should community scale and installations which feed directly to the national grid but are sited on non-domestic property also be included?

It is considered that permitted development rights should be constrained to these installations.

Question 4

Does the "do nothing" statement represent an adequate interpretation of the requirements of the Climate Change (Scotland) Act on the planning system with regard to permitted development rights for microgeneration technologies?

Yes.

Question 5

Should the Scottish Government be seeking to make more than the "minimum" number of changes to the current permitted development rights Order or would "minimum" action be sufficient?

Yes, a serious approach to tackling climate change requires more than the minimum response. In any event the current permitted development provisions insofar as they affect proposals for microgeneration are unclear and need to be updated.

Question 6

Is the concise description of unrestrained microgeneration development in non-domestic settings accurate in terms of its potential impacts?

Yes, the appropriate response is to encourage microgeneration without adversely affecting amenity.

Question 7

Should the overall surface area of pitched roof mounted solar panels be restricted and if so by how much and why?

It is considered that a restriction limiting the panels so that they are not within 1 metre from the edge of the roof (as with domestic properties) would retain the original outline of the roof of the building without unnecessarily restricting the size of the panels.

Question 8

When providing large areas of solar panelling, additional supporting framework is required, should the protrusion threshold therefore be increased to 300mm and would the visual impacts of this be acceptable?

It is unclear why this should be an issue with pitched roofs but a protrusion of 300mm should be visually acceptable.

Question 9

The restriction to permitted development for designated areas avoids installation of the technology on principal elevations, is that sufficient and if not, why?

Yes, the restrictions apply on any location visible from a road and not just a single principal elevation.

Question 10

There are no additional restrictions proposed for buildings in multiple occupation or ownership, do you think there should be and why?

No, these concerns should be addressed through the legal system if any property rights are infringed.

Question 11

Do you consider the restrictions to safeguard landscape scale impacts (light flashes) should be proposed and if so what should those restrictions be?

No comment.

Question 12

Should there be additional restrictions with regard to protecting the interests of aerodrome operations and radar signals and if so, what should those restrictions be?

No comment.

Question 13

Should solar thermal installations have a more generous protrusion or height allowance when mounted on flat roofs and if so what should the maximum limitations be?

The proposals in the consultation paper are satisfactory.

Question 14

Do you agree that wall mounted solar installations should be additionally restricted only in designated town centres or should wall mounted solar installations be limited to walls which are not the principal elevation?

This is potentially the most intrusive form of solar panel and consideration should be given to restricting them either on the basis of size or permitting them only on side or rear elevations.

Question 15

Are the boundary set-back thresholds for free standing solar installations too restrictive and if so what is the alternative and why?

It is not considered that the thresholds are too restrictive. Large thresholds could lead to anomalies with extensive PD rights for solar panels and much more modest ones for buildings and structures.

Question 16

Does the 4 meter maximum height of a free standing solar installation need to be reduced within 3 kilometres of the perimeter of an aerodrome, if so why and what are the implications for aviation safety?

No comment.

Question 17

Should the surface area of a free standing solar array be increased and if so can this be achieved without adverse visual impact?

The threshold of 20 square metres is already quite generous.

Question 18

It is not proposed to extend permitted development rights to free standing solar installations within sites of Archaeological interest or sites designated for habitat protection under international regulations due to the potential impact of foundation works. If you consider this approach to be too restrictive, please provide reasons.

The approach is satisfactory.

Question 19

Do you consider the additional height for pole mounted solar installations to be sufficient or excessive? What are the alternative approaches?

The approach is satisfactory

Question 20

Could the height restriction on pole mounted solar installations within 3 kilometres of the perimeter of an aerodrome be relaxed given the minor nature of the installations?

No comment.

Question 21

Should the requirement for non-reflective materials on all solar installations be limited to those installations sited within 3 kilometres of the perimeter of an aerodrome only?

No comment.

Question 22

Do the proposed permitted development rights for solar installations contain sufficient safeguards to avoid adverse impacts on the operation of radar systems (civil and military) across Scotland, if not what other measures could be used?

No comment.

Question 23

Should vertical axis wind turbine blades be measured on the external face of the turbine blade as well as the circle within which the turbine blades move or should other measurements be used?

Using the swept area seems most appropriate.

Question 24

Do you have any comments on the limitations to the height of wind turbines?

The 15 metre height restriction seems appropriate taking into account the distance from the boundary of the site.

Question 25

Are the Microgeneration Certification Scheme and stated noise thresholds a sufficient safeguard for noise issues related to micro-wind turbines?

The Council considers that a noise based criterion is necessary. However, it is very difficult to address the cumulative impact of noise where multiple units are deployed (this is true for both wind turbines and air sourced heat pumps). If several independent developments are proposed it is unclear how the cumulative impacts on a single residential location would be addressed.

Absolute levels of 45 and 30 dB(A) may prove too high if multiple independent proposals are made and particularly if the existing ambient or background level is low. In extreme circumstances proposals which are PD could lead to justifiable noise complaints.

Imposing lower prescriptive levels would go some way to off-setting the potential for a cumulative issue to arise as well as lessening the possibility for it to be considered a statutory nuisance when compared to the existing background level (in the event of a complaint).

It is recognised that by applying any kind of criterion such as this it may lead to enforcement issues where the reality or the perception is that noise levels are breached continuously or periodically despite the noise source having been accredited under the Microgeneration Certificate Scheme and therefore being exempt from planning control. On testing by the Council it may not be possible to categorically confirm that the installation should now require retrospective planning permission. It is the Councils view that the Order and accompanying guidance should remove as much uncertainty as possible as to the need for planning permission. In addition, it would be helpful for Councils to receive guidance as to how the provisions of the Order can be most efficiently and effectively enforced.

Question 26

Is the Microgeneration Certification Scheme a sufficient safeguard for vibration issues related to micro-wind turbines?

See answer to Question 25 above.

Question 27

The Scottish Government is not advocating specific safeguards with regard to shadow flicker, your comments and observations on this would be welcome.

It is assumed that at a maximum height of 15 metres shadow flicker should not be a significant problem.

Question 28

Are there specific measures which the Scottish Government should consider putting in place to safeguard against broadcast signal disturbance and if so what are they?

No comment.

Question 29

Should the introduction of permitted development rights for micro-wind turbines be put on hold until the radar issues can be resolved or would reduced blade dimensions be acceptable as an interim measure?

No comment.

Question 30

Given the nationwide application of permitted development rights, what workable special provisions might be put in place to safeguard bats and birds (if you consider that is necessary)?
No comment.

Question 31

How might the settings of listed buildings be harmed through the installation of micro-wind turbines and what measures (if needed) could be put in place to reduce, remove or mitigate those effects?

It is almost impossible to introduce measures to protect the setting of listed buildings without making the PD rights arbitrary.

Question 32

Do you think the blade diameter (and equivalent swept area) for micro-wind turbines should be increased and if so do you agree with the description of likely resulting impacts?

No comment.

Question 33

What would be the impacts of increasing the blade diameter (and equivalent swept area) in terms of efficiency of the micro-wind turbine, and could this be achieved within the 15 metre height restriction?

No comment.

Question 34

Should the permitted development rights for building mounted wind turbines only apply to detached single ownership buildings and if so why?

No, these concerns should be addressed through the legal system if any property rights are infringed.

Question 35

For both ground and water source heat pumps the area of associated pipework is proposed at a maximum of 0.5 hectares. Initial engagement has been split as to whether that area is sufficient. Your views would be welcome as to whether this is sufficient.

No comment.

Question 36

It has been suggested that an alternative way of ensuring acceptable impacts on the appearance of streets and places as a result of window or wall mounted air source heat pumps would be to provide a minimum separation distance between air source heat pumps as opposed to a per-property number limitation. Do you think the minimum distance, enforced on a first come, first served basis would be a better approach. If so what should the minimum separation distance between air source heat pumps be?

No comment.

Question 37

Are the proposals for roof mounted air source heat pumps sufficient and do they adequately protect against adverse visual impacts and the effects of noise?

See answer to Question 25.

Question 38

Are the thresholds indicated for biomass installations sufficient to provide for operational units and safeguard the appearance of the local area?

The whole of Dundee is covered by an AQMA so there will be no permitted development rights for these structures.

Question 39

Are you content that permitted development rights for anaerobic digestion installations be restricted to agricultural and forestry land holdings where the fuel is sourced on-site?

No comment.

Question 40

Given the number of components which are required to make an operational micro hydro scheme and the variability of the nature of invasiveness of each individual scheme is there sufficient value gained in granting permitted development for one part of the scheme given that planning permission would be required for the remainder of the scheme?

No comment.

Question 41

Is the proposed condition on the removal of equipment sufficient to safeguard against inoperative microgeneration equipment effectively becoming redundant clutter within the built environment?

Yes.

Question 42

Do you think that it is appropriate for the internal noise threshold should be extended to all buildings where people are expected to sleep?

Yes.

Question 43

Are you content that the proposed order would not have any adverse impact on particular sections of Scotland's society?

Yes.

APPENDIX B

SOLAR PHOTO-VOLTAIC AND SOLAR THERMAL INSTALLATIONS

Pitched Roof Mounted Solar Installations

Size:	Surface Area:	Unrestricted
		Within limits of existing roof
	Protrusion:	200mm

Flat Roof Mounted Solar Installations

Size:	Surface Area:	Unrestricted
		Within limits of existing roof
	Height:	1 metre within 1 metre of the roof edge, 2 metres elsewhere (vertical instillations).
	Protrusion:	200mm or not exceeding height of parapet wall (horizontal instillations).

Wall Mounted Solar Installations

Size:	Protrusion:	200mm
		Not within 200mm of building edge
		Wholly within the curtilage

Limitations (All Types)

Designated Areas:	Not visible from a road, not facing onto a road in a Conservation Area, World Heritage Site, National Park, Area of Outstanding Natural Beauty, not on a Scheduled Ancient Monument.
Listed Buildings:	Not permitted development unless Listed Building Consent has already been granted.
Siting:	Not within 3km of an aerodrome
Compliance:	Microgeneration Certification Scheme

Freestanding/Array Mounted Solar Installations

Size:	Surface Area:	$20m^2$
	Height	4 metres

Minimum 10 metres from site boundary, not closer to a road that existing buildings.

Pole Mounted Solar Installations

Size:	Surface Area:	$1m^2$
	Height	7 metres
Number:		2 per property, unless statutory undertaker or Council installation

Limitations (All Types)

Designated Areas:	Not visible from a road, not facing onto a road in a Conservation Area, World Heritage Site, National Park, Area of Outstanding Natural Beauty, not within Sites of Special Scientific Interest, Natura 2000 sites, site of Archaeological Interest, not on the site of a Scheduled Ancient Monument.
Listed Buildings:	Not permitted development unless Listed Building Consent already granted.
Siting:	Not within 3km of an aerodrome. Vehicle and/or cycle parking space not to be reduced.
Compliance:	Microgeneration Certification Scheme.

Wind Turbines

Freestanding Wind Turbines

Size:	Blade diameter: 6 metres Swept area: 28 m^2 Height to blade tip: 15 metres Minimum blade ground clearance: 5 metres
Distance to Site Boundary:	Height of installation plus 10% OR distance required to achieve noise thresholds, whichever is greater.
Noise:	45 decibels at the curtilage of the site, unless that curtilage adjoins open fields not designated as public open space. 30 decibels within any habitable room of neighbouring domestic property.

Building Mounted Wind Turbines

Size:	Blade diameter: 2.5 metres
	Swept area: 5 m^2
	Height to blade tip: 15 metres from ground
	Height above building: 3 metres
Distance to Site Boundary:	Height of installation and 10% OR distance required to achieve noise thresholds, whichever is greater.
Noise:	45 decibels at the curtilage of the site.
	30 decibels within any habitable room of neighbouring domestic property.
Siting:	The turbine should not overhang any public space.

Anemometers

Size:	Height: 15 metres
Time Limit:	18 months. Permitted development rights would not apply again within 12 months of the last anemometer mast being removed.

Limitations (all types)

Number:	2 per property.
Designated Areas:	Not visible from a road, in a Conservation Area, World Heritage Site. Not on a Scheduled Ancient Monument. If freestanding, additionally not in a National Park, Area of Outstanding Natural Beauty, not within Sites of Special Scientific Interest, Natura 2000 sites, site of Archaeological Interest.
Materials:	Non-reflective blades.
Design and Colouring:	The installation should not contain advertising, other than that necessary to identify the manufacturer. Blades not to be coloured in such a way as to present an "image" or text when in rotation.
Listed Buildings:	Not permitted development unless Listed Building Consent already granted.
Compliance:	Microgeneration Certification Scheme.

Heat Pumps

Freestanding Air Source Heat Pumps

Size:	Height: 4 metres when within 2 metres of the boundary of a domestic property. Height: 1 metre when closer to a road or footpath than existing building.

Wall or Window Mounted Air Source Heat Pumps

Size:	Not exceeding height of existing building.
Number:	One per property.
Siting:	Not visible from a road or footpath adjoining the site and should not overhang any public space.

Roof Mounted Air Source Heat Pumps

Size:	Height: 1.5 metres.
Location:	Not within 1.5 metres of roof edge.

Limitations (All Types)

Number (not wall/window mounted):	Limited by total/noise/total output not exceeding 45 kilowatts (heat).
Noise:	45 decibels at the curtilage of the site when that adjoins a domestic (or other building similar to residential use) property curtilage. 30 decibels within any habitable room of neighbouring domestic property. Cumulative measures where more than 1 unit is installed.
Designated Areas:	Not visible from a public road or footpath in a World Heritage Site or Conservation Area, not on a Scheduled Ancient Monument. Additionally where freestanding: not within a site of archaeological interest where foundations are required, not in a Natura 2000 site or Site of Special Scientific Interest.
Listed Buildings:	Not permitted development unless Listed Building Consent already granted.
Compliance:	Microgeneration Certification Scheme.

Ground Source Heat Pumps

Number:	1 per property.
Area of Buried Pipework:	0.5 hectares, land to be made good following excavations.
Extension for Use to House Heat Exchange:	Primary function of extension to house is for the exchanger unit. Height: 4 metres within 2 metres of the boundary of a domestic property or within 3 kilometres of an aerodrome. Not exceeding the height of the original building. Not exceeding 10% of the cubic content of the existing building. No closer to an adjoining road than the existing building.
Freestanding Building to House Heat Exchanger:	Primary function of extension to house the heat exchanger unit. Height: 4 metres within 2 metres of the boundary of a domestic property or within 3 kilometres of an aerodrome. Not exceeding the height of the existing onsite building. Not exceeding $20m^2$. No closer to an adjoining road than the existing building.
Designated Areas:	Not visible from a public road or footpath in a World Heritage Site or Conservation Area, not within a site of archaeological interest where foundations are required, not within a Natura 2000 site or Site of Special Scientific Interest, not on the site of a Scheduled Ancient Monument.
Listed Buildings:	Not permitted development unless Listed Building Consent already granted.

Water Source Heat Pumps

Number:	1 per property.
Area of Buried Pipework:	0.5 hectares, land to be made good following excavations (as necessary).

Extension for Use to House Heat Exchange:	Primary function of extension to house is to house the exchanger unit. Height: 4 metres within 2 metres of the boundary of a domestic property or within 3 kilometres of an aerodrome. Not exceeding the height of the original building. Not exceeding 10% of the cubic content of the existing building. No closer to an adjoining road than the existing building.
Freestanding Building to House Heat Exchanger:	Primary function of the structure to house the heat exchanger unit. Height: 4 metres within 2 metres of the boundary of a domestic property or within 3 kilometres of an aerodrome. Not exceeding the height of the existing onsite building. Not exceeding 20m^2. No closer to an adjoining road than the existing building.
Designated Areas:	Not visible from a public road or footpath in a World Heritage Site or Conservation Area, not in a site of archaeological interest where foundations are required, not within a Natura 2000 site or Site of Special Scientific Interest, not on the site of a Scheduled Ancient Monument.
Listed Buildings:	Not permitted development unless Listed Building Consent already granted.

Biomass

Extension for Use to House Boiler (Excluding Flue):	Primary function of extension to house the exchanger unit and fuel. Height: 4 metres, 2 metres of the boundary of a domestic property or within 3 kilometres of an aerodrome. Not exceeding the height of the original building. Not exceeding 10% of the cubic content of the existing building.

	No closer to an adjoining road than the existing building.
Freestanding Structure to House Boiler (Excluding Flue):	Primary function of the structure to house the heat exchanger unit and fuel. Height: 4 metres within 2 metres of the boundary of a domestic property or when 3 kilometres of an aerodrome. Not exceeding the height of the existing on site building. Not exceeding 20m^2. Not closer to an adjoining road than the existing building.
Self Contained Boiler Unit and Flue:	Combined height of the boiler unit and the flue not exceeding 4 metres in height within 2 metres of the boundary of a domestic property or within 3 kilometres of the perimeter of an aerodrome. Flue height not exceeding 1 metre above existing structures on site. Not exceeding 20 m^2. No closer to an adjoining road than the existing building.
Fuel Storage Structure:	Height: 4 metres within 2 metres of the boundary of a domestic property or within 3 kilometres of an aerodrome. Not exceeding height of the existing buildings. Not exceeding 20m^2. No closer to an adjoining road than existing buildings on site where that road is a trunk road. Not exceeding 2 metres in height within 10 metres of a road where the structure would be closer to the road than existing buildings.
Designated Areas:	Not visible from a public road or footpath in a World Heritage Site or Conservation Area, not in a site of archaeological interest where foundations are required, not within a Natura 2000 site or Site of Special Scientific Interest, not on a Scheduled Ancient Monument, not within an Air Quality management Area.

Listed Buildings:	Not permitted development unless Listed Building Consent already granted.
Flue (Including on Proposed Extension or Freestanding Structure Under Permitted Development Rights):	One per building. If an alteration/replacement of existing flue it should not be of any greater dimensions than the existing flue. Height: not exceeding 1 metre above the highest part of the existing (or proposed) roof. Size: not exceeding 500 millimetres in diameter. Siting: not on the principal elevation. Location: not within an Air Quality Management Area.

Anaerobic Digestion Systems

A clarification of the existing permitted development rights for agricultural and forestry units is intended to be made to include Anaerobic Digestion systems.

Micro Hydro

Freestanding Structures to House a Hydro Turbine:	Primary function of the structure to house the hydro turbine unit. Height: 4 metres within 2 metres of the boundary of a domestic property or within 3 kilometres of the perimeter of an aerodrome. Not exceeding the height of existing buildings. Not exceeding 20m^2. No closer to an adjoining road than the existing building.
Extension for Use to House a Micro Hydro Turbine:	Primary function to house the micro hydro turbine. Height: 4 metres within 2 metres of the boundary of a domestic property or within 3 kilometres of an aerodrome. Not exceeding the height of the original building. Not exceeding 10% of the cubic content of the existing building.

	No closer to an adjoining road than the existing building.
Designated Areas:	Not visible from a public road or footpath in a World Heritage Site or Conservation Area, not in a site of archaeological interest where foundations are required, not within a Natura 2000 site or Site of Special Scientific Interest, not on a Scheduled Ancient Monument.
Listed Buildings:	Not permitted development unless Listed Building Consent already granted.

Removal of Equipment

In all cases microgeneration equipment should be removed as soon as practically possible when that equipment is no longer capable of generating energy or is no longer intended to be used for the generation of energy. Removal is the responsibility of the landowner and can be enforced through the planning system if necessary where it is clear that the technology is no longer being used for its designed purpose.