

Renewable Technologies and Planning

New measures to simplify the planning process for zero and low carbon technologies will help homeowners and businesses save money and reduce their emissions.

Permitted development rights grant permission for certain developments through legislation, meaning they can be undertaken without a planning application. They remove the costs associated with submitting applications and reduce administrative burdens on planning authorities. Legislation that will further update these rights has now been laid before parliament following a consultation last year.

People who live in conservation areas, including those in cities, will be able to more easily alter or replace their windows to improve the energy efficiency of their homes. They will also be able to install solar panels on certain parts of their property without a planning application for the first time.

Limits on the power output of panels on non-domestic buildings will be removed, allowing business owners to install more of them without needing to apply for planning permission. Businesses with solar canopies in their car parks will be able to use the energy they generate for purposes such as providing energy for buildings, in addition to powering electric vehicle chargers.

Details on what is Permitted Development can be found here:

<https://www.legislation.gov.uk/ssi/2024/102/contents/made>

Wood burning stoves

Wood-burning stoves, bioenergy and peat heating will now be permitted in new homes and buildings following a review of the New Build Heat Standard commissioned by ministers earlier this year.

Details can be found here: <https://www.gov.scot/news/wood-burning-stoves-to-be-permitted-in-new-homes/>

Heat pumps, ground source heat pumps and water source heat pumps

Generally, all heat pumps are permitted development. Details can be found here:

<https://www.homeenergyscotland.org/heat-pumps>

Micro wind turbines and air source heat pumps (ASHP)

GPD rights extend to the installation, alteration or replacement of a free-standing micro wind turbines and air source heat pumps (ASHP) within the curtilage of a dwelling, which means a dwellinghouse, a building containing one or more flats or a flat

contained within such a building. Written approval re the size and design of a wind turbine must be obtained from the planning authority.

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

If planning permission is not required, there are sometimes other approvals that may be required. It is for the individual to ensure that their development complies with relevant legislation. Planning permission is usually required for listed buildings or properties within a conservation area.

