

Micropower Council Briefing:

A Comparison between Scottish and English Permitted Development Proposals

Type of Microgeneration Technology	Normal Domestic Buildings <i>Buildings in Conservation Areas and World Heritage Sites</i>	England	Comment
Solar panels on buildings (photo-voltaic and hot water)	<p>Permitted for pitched roofs and walls covering up to 60% of the area;</p> <p>Protruding less than 150 mm above roof/wall plane.</p> <p>No PD for the walls of buildings containing flats.</p> <p>Permitted for flat roofs if equipment less than 1 m high,</p>	<p>No limit on coverage, but conditions has been put in place. Installations, so far as practicable should be sited so as to minimize its effect on the external appearance of the building;</p> <p>Protruding no more than 200 mm</p> <p>No restrictions on walls</p> <p>Not separated out</p>	<p>English changes more flexible and positive than Scottish.</p> <p>English limit better set to cover the majority of products currently solved.</p> <p>English proposals more flexible</p> <p>Scottish proposals more restrictive</p>

	<p>covering less than 60% of the roof area and set back 1 m from the edge of the roof.</p> <p><i>Permitted as above plus not on principal elevation facing onto or visible from a road.</i></p>	<p>same</p>	<p>Scotland could go further</p>
<p>Solar panels free-standing (photo-voltaic and hot water)</p>	<p>Permitted if less than 4 metres in height,</p> <p>at least 5 metres to any boundary and area of array a maximum of 9m².</p> <p>Not permitted within curtilage of listed buildings.</p> <p><i>Permitted as above plus not if it would face onto or be visible from a road.</i></p>	<p>Same</p> <p>Same</p> <p>Same</p> <p><i>Not Permitted Development if situated within any part of the curtilage of the dwellinghouse or would be visible from the highway</i></p>	<p>Scotland could go further</p> <p>Scotland could go further</p> <p>Scotland could go further</p> <p><i>Scottish proposal does not restrict installation on the cartilage of the dwelling</i></p>
<p>Wind turbines on building</p>	<p>Permitted if more than 100 m from neighbouring house or flat</p>	<p>No distance requirements set – noise issue resolved through certification</p>	<p>Scottish proposals far behind the more sophisticated approach</p>

	<p>plus - not more than 3m above the top of roof (including the blade)</p> <p>and length of each blade not exceeding 1.1m.</p> <p>1 per dwelling/curtilage.</p> <p><i>Not Permitted.</i></p>	<p>scheme</p> <p>same</p> <p>Blade not exceeding 2m in diameter.</p> <p>One on a building 15m or less in height. Four on buildings above 15m.</p> <p><i>Same</i></p>	<p>taken in England</p> <p>Scotland could go further</p> <p>Scottish proposals slightly better to accommodate more products</p> <p>English proposals more flexible for larger buildings</p> <p>Scotland could go further</p>
<p>Wind turbines (free-standing)</p>	<p>Permitted if more than 100 m from neighbouring house or flat</p> <p>plus</p> <p>height less than 11.1m (including the blade) and length of each blade not exceeding 1.1m</p>	<p>No distance requirements set – noise issue resolved through certification scheme</p> <p>11 m (including blade) with blade diameter not more than 2m</p>	<p>Scottish proposals far behind the more sophisticated approach taken in England</p> <p>Scottish proposals slightly better to accommodate more products</p>

	<p>and at least 12m from a boundary.</p> <p>Not permitted within curtilage of listed buildings.</p> <p>1 per curtilage/dwelling.</p> <p><i>Not permitted as above, plus not in front of the principal elevation and if facing onto or visible from a road.</i></p>	<p>Same</p> <p>Same</p> <p>Not covered</p> <p>Same</p>	<p>Scotland could go further</p> <p>Scotland could go further</p> <p>No limits in England</p> <p>Scotland could go further</p>
Biomass boiler/stove	<p>Permitted - if flue height does not exceed 1m above top of roof.</p> <p><i>Permitted as on left plus not on the principal elevation and visible from a road.</i></p>	<p>Same</p> <p>Same</p>	
Ground source heat pumps	<p>Permitted.</p> <p><i>Permitted.</i></p>	<p>Same</p> <p>Same</p>	
Air source heat pumps	<p>Permitted if more than 100m from neighbouring house or flat.</p>	<p>No distance requirements set – noise issue resolved through certification</p>	<p>Scottish proposals far behind the more sophisticated approach</p>

	<i>Permitted as above.</i>	scheme <i>Same</i>	taken in England
Water source heat pumps	Permitted. <i>Permitted.</i>	Same <i>Same</i>	
Combined heat and power	Permitted - if flue height does not exceed 1m above top of roof. <i>Permitted as on left plus not on the principal elevation and visible from a road.</i>	Same <i>Same</i>	
Hydro electric	Not permitted. <i>Not permitted.</i>	Not covered	Scotland could go further