

Planning and renewable micro-generation technology for domestic properties



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West Lothian
Council



What is renewable micro-generation technology (RMGT)?

Renewable micro-generation technologies are relatively small devices that generate energy (heat or electricity) from renewable sources. They include wind turbines, solar thermal panels, photo-voltaic panels; air and ground source heat pumps and wood burning stoves.

Domestic renewable micro-generation technology can make an important contribution to Scotland's ambitions to reduce carbon emissions and help combat climate change. To make it easier to install renewable technology the Scottish Government has given more rights to householders in flats and houses for certain types of development.

Do I need planning permission?

Maybe! It depends on what technology you want to install, where you live and what your house and garden are like. Householders have rights to carry out some development without the need for planning permission; this is called *permitted development*. The law is different for houses and flats within conservation areas and for listed buildings.

The legislation on permitted development rights for renewable micro-generation domestic properties are covered in the following orders:

The Town and Country Planning (General Permitted Development) (Domestic Microgeneration) (Scotland) Amendment Order 2009

The Town and Country Planning (General Permitted Development) (Domestic Microgeneration) (Scotland) Amendment Order 2010

Free standing micro-wind turbines

If you live in a conservation area or the turbine would be in the grounds of a listed building you will need planning permission. You will also need planning permission if the turbine is within 100m of neighbouring garden.

In some cases a planning application will not be needed but in all cases you need to formally notify the planning department of what you want to do and get written approval, from it.

Solar PV and solar thermal panels

In many cases you will not need planning permission to put these on your roof, walls or in your garden. It will depend on the size of the panels and where they will be positioned. The rules are different if you live within a conservation area, and it is more likely that you will need permission here.

Biomass heating systems (including wood burning stoves) and combined heat and power systems (CHPS)

Planning permission is sometimes needed for the flue associated with a biomass heating system, but not for the system itself. In most cases permission is not needed as long as the flue does not extend more than 1 metre above the highest part of the roof. The regulations apply differently in conservation areas where you are more likely to need planning permission. If you live in an Air Quality Management Area a planning application is required for biomass heating systems and CHPS which use biomass fuel.

Ground source heat pumps and water source heat pumps

Planning permission is not needed for ground source heat or water source heat pumps within the curtilage of a house or block of flats.

Air source heat pumps (ASHP)

Planning permission may not be needed for an ASHP as long as it is sited sensitively. If the ASHP is within 100m of neighbouring garden or if it is in the grounds of a listed building you will need planning permission. In all cases, you must notify the planning authority which will confirm whether its formal prior approval is required.

We are here to help!

If you are unsure whether planning permission is required, please contact the planning department. The rules are complicated and each case can be different, so please check!

Development Management, Planning Services, 01506 282456 or email planning@westlothian.gov.uk

More information about applying for planning permission can be found at on the West Lothian Council website at www.westlothian.gov.uk or the Scottish Government website www.scotland.gov.uk

Please note: this guidance only covers planning issues. If you are installing any type of renewable micro-generation technology you should contact Building Standards on 01506 282455 to check if you require any permission from them.

هذه المعلومات متوفرة بلغة بريل وعلى شريط وبخط كبير وبلغات الجالية.
01506 775000 الرجاء الإتصال بخدمة الترجمة على الهاتف

এই তথ্য আপনাকে ব্রইল, টেপ, বড় অক্ষরে এবং কমিউনিটির বিভিন্ন ভাষায় লিখিত পাঠ্যে। অনুগ্রহ করে ইকোরপোরেশন অফ উইলশিয়ান কাউন্সিলের সঙ্গে যোগাযোগ করুন। টেলিফোন: 01506 775000

這份資料是可以以凸字、錄音帶、大字印刷及社區語言的式本提供。請聯絡傳譯及翻譯服務部。電話：01506 775000

ਇਹ ਜਾਣਕਾਰੀ (ਹਿੱਸ) ਟੈਕਸਟ ਦੇ ਪਾਠ ਲਈ ਸਿੱਖੀ, ਟੇਪ, ਵੱਡੇ ਫਿੰਟ ਅਤੇ ਸ਼ਰਫਤੀ ਟਿੱਪਣੀ ਦੇ ਰਾਹੀਂ ਵੀ ਉਪਲਬਧ ਹੈ। ਟਿੱਪਣੀ ਅਤੇ ਸਿੱਟੇ/ਟਿੱਪਣੀਆਂ ਅਤੇ ਟਰਾਂਸਲੇਸ਼ਨ ਸੇਵਾਵਾਂ ਨੂੰ ਇਸ ਨੰਬਰ 'ਤੇ ਸੰਪਰਕ ਕਰੋ। 01506 775000

اس معلومات بریل (نورمون کے رسم الخط)، ٹیپ، بڑے حرف کی خط اور کمیونٹی کے مختلف زبانوں میں دستیاب ہے۔
برائوسر یا دیگر پرنٹنگ اینڈ ڈیوائسز سے معلومات حاصل کرنے کے لیے جاننے والی زبانوں میں دستیاب ہے۔
01506 775000 پر رابطہ قائم کریں۔

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Prosimy o kontakt z Uslugami Tlumaczeniowymi pod numerem 01506 775000

Information is available in Braille, tape and large print and community languages.

Please contact the interpretation and translation service on 01506 775000

Text phones offer the opportunity for people with a hearing impairment to access the council. The text phone number is 18001 01506 464427 . A loop system is also available in all offices.