

Planning permission and solar panels

In many circumstances, solar panels fixed to the wall or roof of a house or block of flats are classed as 'permitted development' and do not require planning permission, providing that:

- the solar panels do not protrude by more than 200mm beyond the wall or roof
- the solar panel is no higher than the roof (excluding any chimney)

Solar panels in conservation areas

Planning permission is not usually required to install solar panels on the roof of a house or block of flats in a conservation area, even if the roof faces a highway. However, planning permission is required when installing solar panels or other equipment on a *wall fronting a highway* within conservation areas.

All installations must meet certain conditions:

- the solar panels shall, so far as is practicable, be installed so as to minimise the effect on the external appearance of the building
- the solar panels shall, so far as practicable, be sited so as to minimise the effect on the amenity of the area
- any solar panels no longer needed for micro-generation are removed as soon as is reasonably practicable

Solar panels and listed buildings

To install solar panels on a listed building you'll need listed building consent before you can commence. This is in addition to planning permission if any of the above criteria are not met.

If the solar panels are to be installed on a building 'within the curtilage of a dwelling' which is a listed building, planning permission will be required.

Other things to consider

You will also need to check that there are no restrictions on development at the property as a result of:

- any conditions imposed on the original planning permission
- it being covered by what is known as an Article (4) direction
- the deeds of the property listing restrictions that apply

Any of these could have removed 'permitted development' rights for certain types of development. If someone is unsure of any possible restrictions applied to a dwelling then we would recommend that they complete a Certificate of Lawful Development for a proposed use (available on the Council's website) and we will check and confirm via a letter where the proposed installation of solar panels is permitted development or would require planning permission.