

## Solar Panels installation – Do I need planning permission?

Response from Guildford Borough Council Planning Policy Department

In most cases, installing solar panels on existing buildings is permitted development (PD) and does not require planning permission (PP) from the Local Planning Authority. See [The Town and Country Planning \(General Permitted Development\) \(England\) Order 2015 \(legislation.gov.uk\)](#) Part 14. Where PP is required, we do not have a specific policy in microgeneration installation, but some planning policies have direct relevance.

With **Listed Buildings** the inclusion of mounted panels would require Listed Building Consent and stand-alone panels would require PP. In both cases they would be judged on a case-by-case basis, taking into account their impact on the architectural and historical significance of the property, its fabric and setting. Policy D19: Listed Buildings would be applicable, particularly sections 5 & 6.

*(5) Support will be given to proposals that seek to mitigate the effects of climate change through energy efficiency improvements where they are consistent with all of the following:*

*a) The heritage asset's special architectural or historic interest*

*b) The heritage asset's character and appearance*

*c) The long-term conservation of the built fabric*

*d) The wider setting of the heritage asset*

*(6) Where conflict between climate change objectives and the conservation of heritage assets is unavoidable, the public benefit of mitigating the effects of climate change will be weighed against any harm to the significance of the heritage asset(s).*

With regards to **Conservation Areas**, PP is required for the following:

- where mounted solar PV or mounted solar thermal equipment is to be installed on a wall which fronts a highway, as directed by [Part 14, Class A (c)]
- where mounted solar thermal equipment would protrude more than 0.2m beyond the plane of the wall/roof slope [Part 14, Class A(a)]
- where it would result in the highest part of the mounted solar PV or mounted solar equipment being higher than the highest part of the roof (excluding any chimney) [Part 14, Class A(b)]
- where stand-alone solar is installed so that it is nearer to any highway which bounds the curtilage than the part of the dwellinghouse or block of flats which is nearest to that highway [Part 14, Class B(b ii)]
- where any part of the stand-alone solar would exceed 4m in height [Part 14, Class B(b i)]
- where any part of the stand-alone solar would be installed within 5m of the boundary of the curtilage [Part 14, Class B(b iii)]
- where the stand-alone solar would result in the presence within the curtilage of more than 1 stand-alone solar [Part 14, Class B(a)]
- where the surface area of the stand-alone solar panels would exceed 9m<sup>2</sup> or any dimension of its array (including any housing) would exceed 3m [Part 14, Class B(c)]

When assessing schemes which require PP, each case would be judged on a case-by-case basis, taking into account their impact on the on the architectural and historical significance of the conservation and would particularly focus on whether the addition would preserve or enhance the special character and appearance of the area. Policy D20: Conservation Areas would be applicable.

In AONBs, where PP is required there are general policies relating to design and character etc. and Policy P1: Surrey Hills Area of Outstanding Natural Beauty and Area of Great Landscape Value could be relevant.