

# Renewable Energy developments to dwellings in Exmoor National Park

The National Park Authority wishes to encourage small scale renewable energy schemes serving individual or groups of properties within the National Park. Local energy sources such as wind, water and wood-fuel can help reduce the energy bills of local residents and businesses as well as making a contribution to reducing carbon dioxide emissions. Renewable energy schemes may require planning permission and the Authority is happy to give free planning advice on the merits of schemes to ensure that they are the best that can be achieved and that they conserve the environment of the National Park. However, there are certain renewable energy schemes that do not need formal approval from the

National Park Authority. These tend to be small scale schemes serving individual houses and they benefit from “permitted development rights” - a class of works that are automatically granted planning permission by the Government.

There are criteria that have to be met so that the works can be classed as ‘permitted development’ and therefore not require a formal application for planning permission to be submitted. The following table sets out a summary of these situations. You should note that we are happy to check the details of your specific proposal against the legislation so that you can be assured that you are following the correct course of action.

**The following advice only applies to single dwelling houses (not flats).** If you are unable to meet the criteria for permitted development this does not mean that your scheme can not go ahead. Although a planning application will be required.

Permitted development including in a Conservation Area	
Technology	Exceptions - planning permission is required:
Solar photovoltaic and thermal equipment on the house or an outbuilding	<ul style="list-style-type: none"> <li>● if the equipment will be above the highest part of the roof, excluding the chimney</li> <li>● if panels protrude more than 200mm</li> <li>● in a Conservation Area if on the principal or side elevation of the house and visible from a highway</li> <li>● in a Conservation Area if on an outbuilding and visible from a highway, or</li> <li>● if sited on a listed building</li> </ul>
Solar photovoltaic and thermal equipment standing alone within the curtilage of the house	<ul style="list-style-type: none"> <li>● if there is more than one stand alone solar panel</li> <li>● if the stand alone solar panel is more than 4m in height</li> <li>● installed less than 5m away from the curtilage of a property</li> <li>● the panels are above a 9m<sup>2</sup> or any dimension is greater than 3 metres</li> <li>● in a Conservation area situated within any part of the curtilage of the dwelling house and would be visible from a highway</li> <li>● situated with the curtilage of a listed building</li> </ul>
Wood fuel boilers and stoves	<ul style="list-style-type: none"> <li>● If the boiler or stove is not contained within an existing building,</li> <li>● flue exceeds 1m above roof height</li> <li>● In a Conservation Area the flue is installed on the principal or side elevation and visible from a highway</li> <li>● If physical alteration to the building required</li> </ul>
Ground source and water source heat pumps	



**The following renewable energy systems will require planning permission from Exmoor National Park Authority**

Technology	Planning position
Air source heat pumps	
Wind (small scale)	Permission will be granted for unobtrusive small scale wind turbines serving individual dwellings or groups of properties where there is no adverse effect on important rural or environmental interests and no un-neighbourly impact on residential occupation. Any permission may require the removal of approved structures if they become redundant. The cumulative effect of similar projects may be taken into account in assessing applications.
Wind power (Commercial scale)	Proposals for the erection of wind turbines for commercial electricity generation will not be permitted on sites where they would cause harm to the natural beauty, wildlife and cultural heritage of Exmoor or the public enjoyment of those qualities. In considering applications for such development an assessment will be made which balances the advantages to the public interest from the development of this source of renewable energy with any adverse effects on the Exmoor Landscape or qualities of the National Park that the Local Plan seeks to preserve or enhance
Micro-hydropower	

Please note - you may need to seek Building Regulation approval for certain works