



## UTTLESFORD DISTRICT COUNCIL

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### **Planning Services**

#### **Permitted Development**

#### **Self-Assessment Form**

*If you live in a flat, maisonette or mobile home or wish to develop a commercial property – this form does not apply to you.*

### **Do I Need Planning Permission For My Solar Energy Microgeneration Equipment?**

If you answer YES (to any question) you WILL require planning permission

*Please apply online via planning portal [www.planningportal.gov.uk](http://www.planningportal.gov.uk)*

Below are a series of questions designed to assist you in assessing whether Planning Permission is required for the type of development you are proposing, installation of solar energy microgeneration equipment will be considered to be 'Permitted Development' not requiring planning permission ONLY if you are able to answer 'NO' to ALL of the following questions and so long as there are no other special planning restrictions removing permitted development rights on your property. You can check restrictions removing permitted development rights on Public Access – [www.uttlesford.gov.uk/search](http://www.uttlesford.gov.uk/search). An application for a Certificate of Proposed Lawful Development will officially confirm your permission.

**A separate permission under Building Regulations may be required and you should obtain the appropriate consent before carrying out the work. Please call 01799 510538 for further information.**

**Important: Please note that if you would like written confirmation that the proposed development is permitted development please submit an application for a Certificate of Proposed Lawful Development.**

The Town and Country Planning (General Permitted Development)(England) Order  
2015 Schedule 2 Part 14

**Class A – Solar panels fixed to a building**

“The installation, alteration, or replacement of a solar pv or solar thermal equipment on a [wall or roof of a dwellinghouse or a building situated within the curtilage of a dwellinghouse.”

*To determine whether permission is required for your proposal please answer the following:*

<b>Is The Proposal?</b>			
1	To protrude more than 200mm beyond the plane (surface) of the wall or roof slope when measured from the perpendicular surface of the wall or slope?	<b>Yes</b>	<b>No</b>
2	To be situated so that the highest part of the equipment would be higher than the highest part of the roof (excluding the chimney)?	<b>Yes</b>	<b>No</b>
3	To be installed on a building within the curtilage (boundaries) of a dwellinghouse that is a Listed Building?	<b>Yes</b>	<b>No</b>
<p>If the dwellinghouse is within a <b>Conservation Area</b>. (visit <a href="http://www.uttlesford.gov.uk/landcharges">www.uttlesford.gov.uk/landcharges</a> to check)</p> <p><b>Is the proposal?</b></p>			
4	On a wall forming the principle of side elevation of the dwellinghouse and would be visible from the highway?	<b>Yes</b>	<b>No</b>
5	On a wall of a building within the curtilage of a dwellinghouse and would be visible from the highway?	<b>Yes</b>	<b>No</b>
<b>Conditions</b>			
The following conditions must be complied with for all development within Class A			
A	Solar PV or solar thermal equipment installed on a building shall, so far as practicable, be sited so as to minimise its effect on the external appearance of the building		
B	Solar PV or solar thermal equipment shall, so far as practicable, be sited so as to minimise the effect on the amenity of the area.		
C	Solar PV or solar thermal equipment no longer needed for microgeneration shall be removed as soon as reasonably practicable.		
<p>The Town and Country Planning (General Permitted Development)(England) Order 2015 Schedule 2 Part 14</p> <p><b>Class B – Standalone solar panels</b></p> <p>The installation, alteration, or replacement of a stand alone solar within the curtilage of a dwellinghouse.</p> <p><i>To determine whether permission is required for your proposal please answer the following:</i></p> <p><b>Does the proposal or any part of the proposal?</b></p>			
6	Result in the presence of more than one stand alone solar within the curtilage of the dwellinghouse?	<b>Yes</b>	<b>No</b>
7	Exceed 4 metres in height above ground level?	<b>Yes</b>	<b>No</b>

8	If the dwellinghouse is within a Conservation Area. (visit <a href="http://www.uttlesford.gov.uk/landcharges">www.uttlesford.gov.uk/landcharges</a> to check), the stand alone solar would sit within the curtilage of the dwellinghouse and be visible from the highway?	Yes	No
9	Propose to be situated within 5 metres of the boundary of the curtilage?	Yes	No
10	Propose to be situated within the curtilage of a listed building?	Yes	No
11	The surface area of the solar panels forming part of the stand alone solar would exceed 9sqm or any dimension of its array?	Yes	No
12	The solar panels forming part of the stand alone solar, in any dimension of its array (including any housing) would exceed 3 metres.	Yes	No
<b>Conditions</b>			
The following conditions must be complied with for all development within Class B			
C	Stand alone solar shall, so far as practicable, be sited so as to minimise its effect on the amenity of the area; and		
D	Stand alone solar which is no longer needed for microgeneration shall be removed as soon as reasonably practicable.		
<p><b>Disclaimer:</b> The information and advice contained within this form is <b>NOT</b> a formal determination under s192 of the Town and Planning Act 1990. If you wish to obtain such a legal determination you must apply for a 'Certificate of Lawfulness' for which the relevant application forms are available to download from our website <a href="http://www.uttlesford.gov.uk">www.uttlesford.gov.uk</a> where you can also make an online application through the Planning Portal. Forms are also available along with information on fees from the main reception at UDC London Road Saffron Walden Essex CB11 4ER.</p>			