

## Carbon Action Fund (CAF) Planning Permission Guidance

This document provides guidance on cases of common decarbonisation projects which always require planning permission. Your project **may** still require planning permission, even if it does not fulfil the below criteria.

Cases where Planning Permission **is required** include:

### **Solar Panels mounted on the roof or wall of a non-domestic building:**

- For a building within a Conservation Area or within a National Landscape (formerly known as Area of Outstanding Natural Beauty), planning permission is required if the solar equipment would be installed on a wall which fronts a highway.
- If the solar equipment would be installed on a roof **and** within 1 metre of the external edge of that roof.
- If the solar equipment would be installed on a listed building or on a building within the curtilage of a listed building.

### **Stand-alone Solar Panels on a non-domestic property if:**

- The development would result in the presence of more than 1 stand-alone solar installation at the premises.
- The solar equipment would exceed 4 metres in height **or**, if within a Conservation Area or National Landscape (formerly known as Area of Outstanding Natural Beauty) 2 metres in height (if the solar equipment is nearer to any highway than the building).
- The solar equipment would be installed within the curtilage of a listed building, **or** within 5m of the boundary to a neighbouring listed building property.
- The surface area of the solar panels would exceed 9 square metres, or any dimension of its array (including any casings) would exceed 3 metres.

### **A ground source heat pump for a non-domestic building if:**

- The total area of excavation would exceed 0.5 hectares.
- The development would result in more than 1 ground source heat pump at the premises.

### **A water source heat pump for a non-domestic building if:**

- The total surface area covered by the water source heat pump (including any pipes) would exceed 0.5 hectares.

For cases not covered above, please check the [Planning Portal common projects webpages](#).

If you are still unsure you need planning permission, you can request advice from an East Devon District Council planning officer using the planning enquiry form. Please be aware that this service incurs a cost of £40 (including VAT) with responses usually provided in under 5 working days.

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