



GRANT

DO YOU NEED PLANNING
PERMISSION?

BIOMASS BOILERS



BIOMASS FUELLED APPLIANCES

Planning permission is not normally needed when installing a biomass system in a house if the work is all internal.

However, the installation of the flue may require planning permission.



CHECK

- If the flue is located on the rear or side elevation of the building it is allowed to a maximum of one metre above the highest part of the roof before planning permission is required.
- If the building is listed or in a designated area, even if you enjoy permitted development rights, it is advisable to check with your local planning authority before a flue is fitted. Consent is also likely to be needed for internal alterations.
- If you are in a conservation area or in a World Heritage site the flue should not be fitted on the principal or side elevation if it would be visible from a road.
- If you are in an Air Quality Management Area planning permission is required. (Scotland)



ADDITIONAL INFORMATION

You may require a storage tank for the wood pellets, this falls under permitted development for outbuildings but limits and conditions must be taken into account.

OUTBUILDINGS

Outbuildings are considered to be permitted development, not needing planning permission, subject to the following limits and conditions:

- No outbuilding is permitted at the front of a property.
- The maximum height is 2.5 metres, in the case of a building, enclosure or container within two metres of a boundary of the curtilage of the dwelling house.
- No more than half the area of land around the "original house"* would be covered by additions or other buildings.
- In National Parks, the Broads, Areas of Outstanding Natural Beauty and World Heritage Sites the maximum area to be covered by buildings, enclosures, containers and pools more than 20 metres from house to be limited to 10 square metres.
- On designated land* buildings, enclosures, containers and pools at the side of properties will require planning permission.
- Within the curtilage of listed buildings any outbuilding will require planning permission.

BUILDING REGULATIONS

BIOMASS INSTALLATIONS



THERE ARE BUILDING REGULATIONS WHICH APPLY TO BIOMASS INSTALLATIONS SO YOU SHOULD TAKE INTO ACCOUNT FACTORS SUCH AS VENTILATION, NOISE AND GENERAL SAFETY.



By using a member of Grant's G-Cert Scheme, we will do the checks required to ensure the installation will meet the requirements for permitted development at the site survey stage, and any concerns will be brought to your attention.

NOTE

This is not a legal document and as such, Grant Engineering (UK) Ltd cannot be held responsible for the decision of whether planning is required and we recommend you speak to your Local Authority if you are unsure about whether or not your install will require planning permission.

For more in depth information please visit
https://www.planningportal.co.uk/info/200130/common_projects

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THANK YOU!

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