

Energy UK response to DLUHC Permitted Development Rights Consultation

09.04.2024

Executive Summary

Energy UK is the trade association for the energy industry with over 100 members - from established FTSE 100 companies right through to new, growing suppliers, generators and service providers across energy, transport, heat and technology.

Our members deliver nearly 80% of the UK's power generation and over 95% of the energy supply for 28 million UK homes as well as businesses.

The sector invests £13bn annually and delivers nearly £30bn in gross value - on top of the nearly £100bn in economic activity through its supply chain and interaction with other sectors. The energy industry is key to delivering growth and plans to invest £100bn over the course of this decade in new energy sources.

The energy sector supports 700,000 jobs in every corner of the country. Energy UK plays a key role in ensuring we attract and retain a diverse workforce. In addition to our Young Energy Professionals Forum, which has over 2,000 members representing over 350 organisations, we are a founding member of TIDE, an industry-wide taskforce to tackle Inclusion and Diversity across energy.

Householder Development

- The current 'existing exterior' requirement potentially impedes the deployment of heat pumps, solar panels, EV chargers as well as other home energy upgrades designed to make properties more environmentally sustainable.
- The existing limitation that any additional roof space created cannot exceed 40 cubic metres (in the case of a terrace house) and 50 cubic metres (in all other cases) could include an exemption where rooftop solar installations are also delivered.
- Class B of Part 1 could be applied to appropriate flats. Increased roof space will create greater potential for rooftop solar installations to enable greater self-consumption for those living in apartments or flats.

Demolition & Rebuild

- The limitation restricting the permitted development right to buildings built on or before 31st December 1989 should be removed.
- Considering that the Future Homes Standard is scheduled to be introduced in 2025 and that any building that is demolished and rebuilt will be required to meet this standard, a maximum building age limit for demolition could be relaxed within the scope of permitted development rights.

Installation of Electrical Outlets & Upstands For Recharging Vehicles

- Energy UK supports Section 5's pragmatic planning changes which will ease the rollout of EV charging infrastructure necessary to meet the UK's Net Zero target.
- Easing the planning rights will allow greater flexibility for chargepoints to be installed, allowing more room for innovative design to meet charging demands.

- Energy UK believes more than one unit of equipment housing per car park should be permitted as fundamental infrastructure items needed for the EV rollout.
- Regulations should reflect relevant parking and accessibility routes and standards.

Air Source Heat Pumps Within The Curtilage Of Domestic Buildings

- The limitation requiring that an air source heat pump must be installed at least 1 meter away from the property should be removed.
- To avoid the creation of anti-competitive planning regulations, the limitation should be removed for all heat pump technologies.
- The amount of noise emitted by a given heat pump, and not the size, is a more pertinent consideration. The current volume limit of 0.6 cubic metres for air source heat pumps should be increased, and a detailed proposal of the volume limit for review would be welcome.
- Residents should be able to submit a planning application when they wish to install more than two heat pumps.
- Stand-alone blocks of flats should be permitted to install more than one heat pump of any technology type.

If you have any questions about this response or wish to engage with Energy UK and its members, we would welcome further engagement.

Kind regards,

Oisín Joyce

oisin.joyce@energy-uk.org.uk

Sections 2-4, 6

Louise Evans

louise.evans@energy-uk.org.uk

Section 5

1. Personal Details:

I. What is your name?

Oisín Joyce
Louise Evans

II. What is your email address?

oisin.joyce@energy-uk.org.uk
louise.evans@energy-uk.org.uk

III. What is the type of organisation that you work for?

Trade Association

IV. If applicable, what is the name of your organisation?

Energy UK

V. What is your position in the organisation?

Oisín Joyce: Policy Manager
Louise Evans: Policy Executive

2. Changes to the permitted development rights for householder development:

Q.1 Do you agree that the maximum depth permitted for smaller single-storey rear extensions on detached homes should be increased from 4 metres to 5 metres?

- Yes
- No
- Don't know

Please provide your reasons.

- No response.

Q.2 Do you agree that the maximum depth permitted for smaller single-storey rear extensions on all other homes that are not detached should be increased from 3 metres to 4 metres?

- Yes
- No
- Don't know

Please provide your reasons.

- No response.

Q.3 Do you agree that the maximum depth permitted for two-storey rear extensions should be increased from 3 metres to 4 metres?

- Yes
- No
- Don't know

Please provide your reasons.

- No response.

Q.4 Do you agree that the existing limitation requiring that extensions must be at least 7 metres from the rear boundary of the home should be amended so that it only applies if the adjacent use is residential?

- Yes
- No
- Don't know

Please provide your reasons.

- No response.

Q.5 Are there any circumstances where it would not be appropriate to allow extensions up to the rear boundary where the adjacent use is non-residential?

- Yes
- No
- Don't know

Please provide your reasons.

- No response.

Q.6 Do you agree that the existing limitation that the permitted development right does not apply if, as a result of the works, the total area of ground covered by buildings within the curtilage of the house (other than the original house) would exceed 50% of the total area of the curtilage (excluding the ground area of the original house) should be removed?

- Yes
- No
- Don't know

Please provide your reasons.

- No response.

Q.7 Should the permitted development right be amended so that where a two-storey rear extension is not visible from the street, the highest part of the alternation can be as high as the highest part of the existing roof (excluding any chimney)?

- Yes
- No
- Don't know

Please provide your reasons.

- No response.

Q.8 Is the existing requirement for the materials used in any exterior work to be of a similar appearance to the existing exterior of the dwellinghouse fit for purpose?

- Yes
- **No**
- Don't know

Please provide your reasons.

- Energy UK has concerns about how fit for purpose the existing requirement is.
- The wording of the current requirement potentially impedes the deployment of heat pumps, solar panels, EV chargers as well as other home energy upgrades designed to make properties more environmentally sustainable.
- While industry accepts that any home alterations must be "*well designed and congruent with the original house*", Energy UK feels the requirement should be updated to make a presumption in favour of home energy upgrades such as heat pumps, solar panels, EV chargers and other selected home energy upgrades.
- Equally, discretion being given to Local Authorities with regard to 'Local Design Codes' in this case risks the creation of a postcode lottery.
- A more appropriate requirement may therefore be:

- *“The materials used in any exterior work **to enhance the aesthetic appearance of the property** (other than those used in the construction of a conservatory) must be of a similar appearance to those on the exterior of the existing house, **with exception for home energy technology upgrades such as heat pumps, EV chargers and solar panels**. It is important that any home alterations are well designed and congruent with the original house.”*

Q.9 Do you agree that permitted development rights should enable the construction of single-storey wrap around L-shaped extensions to homes?

- Yes
- No
- Don't know

Please provide your reasons.

- No response.

Q.10 Are there any limitations that should apply to a permitted development right for wrap around L-shaped extensions to limit potential impacts?

- Yes
- No
- Don't know

Please provide your reasons.

- No response.

Q.11 Do you have any views on the other existing limitations which apply to the permitted development right under Class A of Part 1 which could be amended to further support householders to undertake extensions and alterations?R

- Yes
- No
- Don't know

Please provide your reasons.

- No response.

Q.12 Do you agree that the existing limitation that any additional roof space created cannot exceed 40 cubic metres (in the case of a terrace house) and 50 cubic metres (in all other cases) should be removed?

- **Yes**
- No
- Don't know

Please provide your reasons.

- Energy UK takes the view that the existing limitation that any additional roof space created cannot exceed 40 cubic metres (in the case of a terrace house) and 50 cubic metres (in all other cases) could be removed to facilitate the installation of rooftop solar panels.
- This will allow for greater rooftop solar installations which will encourage greater renewable self-consumption by households.
- This could also serve as an important measure in futureproofing demands on solar panels, as additional solar panels are increasingly needed to provide renewable electricity for general renewable self-consumption, charge customers' EVs and provide renewable heat.

Q.13 Do you agree that the existing limitation requiring that any enlargement must be set back at least 20 centimetres from the original eaves is amended to only apply where visible from the street, so that enlargements that are not visible from the street can extend up to the original eaves?

- Yes
- No
- Don't know

Please provide your reasons.

- No response.

Q.14 Should the limitation that the highest part of the alteration cannot be higher than the highest part of the original roof be replaced by a limitation that allows the ridge height of the roof to increase by up to 30 centimetres?

- Yes
- No
- Don't know

Please provide your reasons.

- No response.

Q.15 Do you agree that the permitted development right, Class B of Part 1, should apply to flats?

- **Yes**
- No
- Don't know

Please provide your reasons.

- Energy UK agrees that Class B of Part 1 should apply to appropriate flats.
- Increased roof space will create greater potential for large rooftop solar installations for those living in apartments or flats, thus encouraging greater renewable self-consumption by these households.

Q.16 Should the permitted development right be amended so that where an alteration takes place on a roof slope that does not front a highway, it should be able to extend more than 0.15 metres beyond the plane of the roof and if so, what would be a suitable size limit?

- Yes
- No
- Don't know

Please provide your reasons. If you have answered yes, please provide your alternative suggestion and any supporting evidence.

- No response.

Q.17 Should the limitation that the highest part of the alteration cannot be higher than the highest part of the original roof be amended so that alterations can be as high as the highest part of the original roof (excluding any chimney)?

- Yes
 - No
 - Don't know
- No response.

Q.18 Do you agree that bin and bike stores should be permitted in front gardens?

- Yes
- No
- Don't know

Please provide your reasons.

- No response.

Q.19 Do you agree that bin and bike stores should be permitted in front gardens in article 2(3) land (which includes conservation areas, Areas of Outstanding Natural Beauty, the Broads, National Parks and World Heritage Sites)?

- Yes
- No
- Don't know

Please provide your reasons.

- No response.

Q.20 Do you agree that bin and bike stores in front gardens can be no more than 2 metres in width, 1 metre in depth and up to 1.5 metres in height?

- Yes
- No
- Don't know

Please provide your reasons.

- No response.

Q.21 Are there any other planning matters that should be considered if bin and bike stores were permitted in front gardens?

- Yes
- No
- Don't know

Please provide your reasons.

- No response.

Q.22 Should the existing limitation that in Areas of Outstanding Natural Beauty, the Broads, National Parks and World Heritage Sites development situated more than 20 metres from any wall of the dwellinghouse is not permitted if the total area of ground covered by development would exceed 10 square metres be removed?

- Yes
- No
- Don't know

Please provide your reasons.

- No response.

Q.23 Should the permitted development right be amended so that it does not apply where the dwelling house or land within its curtilage is designated as a scheduled monument?

- Yes
- No
- Don't know

Please provide your reasons.

- No response.

Q.24 Do you think that any of the proposed changes in relation to the Class A, B C and E of Part 1 permitted development rights could impact on: a) businesses b) local planning authorities c) communities?

- Yes
- No
- Don't know

Please provide your reasons. It would be helpful if you could specify whether your comments relate to a) business, b) local planning authorities, or c) communities, or a combination and which right or rights your comments relate to.

- No response.

3. Changes to the permitted development rights for building upwards:

Q.25 Do you agree that the limitation restricting upwards extensions on buildings built before 1 July 1948 should be removed entirely or amended to an alternative date (e.g. 1930)?

- Yes – removed entirely
- Yes – amended to an alternative date
- No
- Don't know

Please provide your reasons. If you have chosen an alternative date, please specify.

- No response.

Q.26 Do you think that the prior approvals for the building upwards permitted development rights could be streamlined or simplified?

- Yes
- No
- Don't know

Please provide your reasons. If you have responded yes, please provide your suggestion and justification, and specify which right(s) you are referring to.

- No response.

Q.27 Do you have any views on the operation of the permitted development right that allows for the construction of new dwellinghouses on a freestanding block of flats (Class A of Part 20)?

- Yes
- No
- Don't know

Please provide your reasons.

- No response.

Q.28 Do you agree that the existing limitations associated with the permitted development right for building upwards on a freestanding block of flats (Class A of Part 20) incorporates sufficient mitigation to limit impacts on leaseholders?

- Yes
- No
- Don't know

Please provide your reasons.

- No response.

Q.29 Do you think that any of the proposed changes in relation to the Class AA of Part 1 and Class A, AA, AB, AC and AD of Part 20 permitted development rights could impact on: a) businesses b) local planning authorities c) communities?

- Yes
- No
- Don't know

Please provide your reasons. It would be helpful if you could specify whether your comments relate to a) business, b) local planning authorities, or c) communities, or a combination and which right or rights your comments relate to.

- No response.

4. Changes to the permitted development right for demolition and rebuild:

Q.30 Do you agree that the limitation restricting the permitted development right to buildings built on or before 31 December 1989 should be removed?

- **Yes**
- No
- Don't know

Please provide your reasons.

- Energy UK agrees that the limitation restricting the permitted development right to buildings built on or before 31st December 1989 should be removed.
- This will enable the owners of newer buildings to have access to a number of energy upgrades such as heat pumps, EV chargers and solar panels – which in turn is likely to increase the deployment of same in line with the UK's clean energy targets.

Q.31 If the permitted development right is amended to allow newer buildings to be demolished, are there any other matters that should be considered?

- Yes
- No
- Don't know

Please provide your reasons.

- No response.

Q.32 Do you agree that the permitted development right should be amended to introduce a limit on the maximum age of the original building that can be demolished?

- Yes – it should not apply to buildings built before 1930
- Yes – it should not apply to buildings built before an alternative date
- **No**
- Don't know

Please provide your reasons. If you have chosen an alternative date, please specify.

- All UK buildings should be as energy efficient as possible to enable a cost-effective transition to Net Zero.
- Considering that the Future Homes Standard is scheduled to be introduced in 2025 and that any building that is demolished and rebuilt will be required to meet this new energy efficiency standard, Energy UK sees no particular reason why a maximum building age limit for demolition should be retained within the scope of permitted development rights.
- If possible to assess the ability to decarbonise the building and compare this in terms of cost and practical ability to deliver, this could be used to create specific requirements for when newer buildings can be demolished based on the inability to effectively resolve the issues with the building. Government should explore options for this approach, ensuring that any attempt to create a more specific regime of

exemptions is coordinated with clear guidance and governance arrangements.

Q.33 Do you agree that the Class ZA rebuild footprint for buildings that were originally in use as offices, research and development and industrial processes should be allowed to benefit from the Class A, Part 7 permitted development right at the time of redevelopment only?

- Yes
- No
- Don't know

Please provide your reasons.

- No response.

Q.34 Do you think that prior approvals for the demolition and rebuild permitted development right could be streamlined or simplified?

- Yes
- No
- Don't know

Please provide your reasons and examples where possible.

- No response.

Q.35 Do you think that any of the proposed changes in relation to the Class ZA of Part 20 permitted development right could impact on: a) businesses b) local planning authorities c) communities?

- Yes
- No
- Don't know

Please provide your reasons. It would be helpful if you could specify whether your comments relate to a) business, b) local planning authorities, or c) communities, or a combination.

- No response.

5. Changes to the permitted development rights for the installation of electrical outlets and upstands for recharging electric vehicles:

Q.36 Do you agree that the limitation that wall-mounted outlets for EV charging cannot face onto and be within 2 metres of a highway should be removed?

- **Yes**
- No
- Don't know

Please provide your reasons.

- Removing barriers to the installation of chargepoints is a priority in order for demand side assets to help deliver Net Zero. Energy UK therefore supports the Government's view on permitted development rights proposals in this consultation relating to EV charging infrastructure, agreeing that they will provide householders and businesses with greater certainty to make the switch to EVs and further facilitate the roll-out of EV charging infrastructure.
- These measures will be particularly beneficial to local communities as they help to reduce range anxiety for the public and increase community support for EV uptake. The development changes in this section will also feed into the broader delivery of Government transport decarbonisation strategies, such as the Zero Emission Vehicle (ZEV) mandate and the Future of Transport Regulatory Review. Given that new homes and renovated non-residential buildings must have EV chargepoints installed, the proposals will allow greater flexibility to meet both the necessary planning regulations and allowing homeowners with limited outdoor parking space to gain access to charging facilities.
- Easing the planning restrictions may inadvertently lead to increased right-of-way obstructions, creating accessibility barriers by blocking relevant parking and routes i.e. if the location of the outlet forces a charging car to park in a way that blocks a pavement.
- If this is the case, industry would suggest reflecting policies with innovative and effective charging solutions, such as the EV charging pilot schemes in [West Berkshire](#) and [Nottinghamshire](#) council areas, where cables are run safely across the pavement through a slim channel with a self-closing lid. This will ensure the future of low-carbon transport supports those with accessibility needs, whilst ensuring a greater variety of households gain access to EV charging infrastructure.

Q.37 Do you agree that the limitation that electrical upstands for EV charging cannot be within 2 metres of a highway should be removed?

- **Yes**
- No
- Don't know

Please provide your reasons.

- Electrical upstands support the charging of larger vehicles and also provide a flexible solution for residents with little off-street parking space. Removing this limitation will therefore offer greater opportunities for residents to choose the most practical

location for their chargepoint, particularly if wall-mounted outlets are not an option for their residence. Energy UK therefore supports this proposal.

- As above, Energy UK agrees that this is a way to simplify the planning process to meet Net Zero, and any challenges affecting accessibility of both motorists and pedestrians are considered before installation.

Q.38 Do you agree that the maximum height of electric upstands for EV recharging should be increased from 2.3 metres to 2.7 metres where they would be installed in cases not within the curtilage of a dwellinghouse or a block of flats?

- **Yes**
- No
- Don't know

Please provide your reasons.

- As EV uptake increases, and as range anxiety continues to impact customer confidence, there will be a greater need for public chargers of all types. Energy UK therefore agrees that increasing this maximum height will be a useful tool in helping to accommodate a larger power demand, thus facilitating the installation of more ultra-rapid chargepoints and enabling more cars to charge at the same time. Allowing for increased rapid charging will also reduce the risk of England being under-capacity for chargepoints for consumers.
- This change will also allow for more efficient cable management, so cables can be stored safely and in an organised manner.
- This increase will also allow for innovation to take place around the design of charging stations, as tech companies seek to match the growing demand for powerful charging with improved, smart design.

Q.39 Do you agree that permitted development rights should allow for the installation of a unit for equipment housing or storage cabinets needed to support non-domestic upstands for EV recharging?

- **Yes**
- No
- Don't know

Please provide your reasons.

- Agree – equipment housing and storage cabinets are fundamental infrastructure items necessary to support EV chargepoints.

Q.40 Do you agree that the permitted development right should allow one unit of equipment housing in a non-domestic car park?

- Yes
- **No**
- Don't know

Please provide your reasons. If you think that the permitted development right should allow for more than one unit of equipment housing or storage cabinet, please specify a suitable alternative limit and provide any supporting evidence.

- The development changes should allow for more than one unit per car park.
- Allowing more than one unit of equipment housing or storage cabinets is an important way to futureproof and pave the way for greater EV uptake and other low-carbon technologies. With local transport authorities mandated to plan for local charging infrastructure, increased storage units will be needed to support the charging and grid demands of increased EVs.
- As network capacity for EV chargers increases, the Distribution Network Operators must be enabled to flexibly and effectively manage their networks to allocate Grid Supply Point capacity as outlined in action 5.2 and 5.3 of the Connections Action Plan, and increased storage will help to manage this demand.
- As different car parks serve different purposes and communities, when considering more than one unit of equipment housing or storage cabinet, a suitable alternative limit could be determined based on the size and usage of the car park. The limit could be determined through consideration of factors such as the available space, anticipated demand for EV charging, and potential impact on the overall functionality of the car park.
- To ensure an inclusive transition to EVs, if a car park is large enough to install and facilitate the construction of more than one storage unit, the provision of an EV disability parking space is also considered as part of the approach.

Q.41 Do you agree with the other proposed limitations set out at paragraph 60 for units for equipment housing or storage cabinets, including the size limit of up to 29 cubic metres?

- **Yes**
- No
- Don't know

Please provide your reasons.

- Taller electric upstands and increased energy storage units are complementary parts of the infrastructure necessary to meet the growing demand for EV charging points.
- As EV infrastructure grows, so will the need for energy storage and the associated housing equipment. This will be particularly pertinent as V2G technology advances and parked cars can be used to help support grid flexibility. This proposal is therefore a sensible way of integrating EV charging infrastructure into existing car parks.

Q.42 Do you have any feedback on how permitted development rights can further support the installation of EV charging infrastructure?

- **Yes**
- No
- Don't know

Please provide your reasons.

- It may be helpful to also allow for security measures to protect both consumers and the chargepoint. This may include CCTV, smart sensors, and downlighting.
- Energy UK would welcome further engagement on the possibilities of how the eased planning rights can support Vehicle-to-Grid (V2G) technologies, given the potential to reduce peak network load and help consumers to save money as excess energy stored in EV batteries can be sold back to the National Grid. Energy UK would seek further engagement between Government and stakeholders to increase clarity on the efficacy of V2G.

- Policy changes in Section 5 should be aligned with the '[EV street access consultation](#)', to ensure a simplified and streamlined planning process and guidelines for local authorities.
- The permitted development rights will help to meet the demand for EV chargers by empowering consumers to charge their EVs at home. This can help to reduce demand on rapid chargepoints at motorway service areas, helping to increase the availability of chargepoints for eHGVs.
- Effective delivery requires a more joined-up and collaborative approach between stakeholders and Government in the planning application process. For example, it may be beneficial to have a hub that matches up with available grid capacity and similar connection applications in similar geographies, as it can be that two operators apply for connection in a similar area, but are not aware of each other's application. Collaborating in this way could be mutually beneficial and help to communicate where there are plans in place to build infrastructure.
- A significant challenge for Distribution Network Operators (DNOs) is the time taken to receive good quality data from customers that is necessary to issue a quote. Energy UK would welcome work to improve the quality of the original data customers submit to DNOs during the application process. This could perhaps take the form of agreed national minimum data standards.
- Increasing the availability and ease of EV charging infrastructure installation will support vital broader decarbonisation strategies. Rollout should be linked with stakeholders in these areas to ensure alignment between workstreams, funding, and operators.

Q.43 Do you think that any of the proposed changes in relation to the Class D and E of Part 2 permitted development right could impact on: a) businesses b) local planning authorities c) communities?

- **Yes**
- No
- Don't know

Please provide your reasons. It would be helpful if you could specify whether your comments relate to a) business, b) local planning authorities, or c) communities, or a combination and which right or rights your comments relate to.

- **Businesses**
 - Increased charging infrastructure will give businesses confidence that they can decarbonise their fleet of vehicles.
 - Increased charging infrastructure may also result in additional revenue for local businesses as drivers stay in the area longer while waiting for their cars to charge.
 - A simplified chargepoint installation process will support installers, DNOs, CPOs, and energy providers to meet EV targets outlined in the ZEV mandate swiftly and efficiently.
 - Improvements and simplifications to the EV infrastructure planning process can easily translate into vital green jobs and economic growth in the UK, through CPOs, OEMs, battery manufacturers, and the broader car industry.
- **Local Planning Authorities**
 - Easing development restrictions will allow Local Authorities (LAs) to redirect more time and resources into other valuable projects, giving them greater agency in how they manage their own environmental targets without being constrained by planning regulations. However, the Government should consider the resource impact for LAs

and that the costs associated with increased charging infrastructure are clearly communicated and funded at the start of the installation process.

- To ensure anticipatory investment is made in areas where there may be increased demand for charging, planning and strategy guidance would also be welcome to ensure engagement and coordination with relevant network operators who may need to anticipate any future costs.
 - The permitted development rights changes will help to feed into the strategic Net Zero infrastructure plans of Local Area Energy Plans (LAEPs) and Regional Energy Strategic Planners (RESPs). LAEPs and RESPs are in a unique position to help with planning and engagement with local communities and can help to drive the investment needed to enable EV uptake at a local level.
- **Communities**
 - Increased EV infrastructure will support a move away from internal combustion engines (ICE), greatly improving air quality in congested urban areas.
 - Providing increased charging infrastructure will help to support public range anxiety concerns and provide convenient local infrastructure for consumers. Noting the importance of peer influence affecting EV uptake, the successful installation of local charging infrastructure could serve as a tool to increase engagement and encourage discussions around the benefits and efficiency of EVs.

6. Changes to the permitted development right for air source heat pumps within the curtilage of domestic buildings:

Q.44 Do you agree that the limitation that an air source heat pump must be at least 1 metre from the property boundary should be removed?

- Yes
- No
- Don't know

Please provide your reasons.

- Energy UK agrees with the statement noting the *“limitation requiring that an air source heat pump must be installed at least 1 meter away from the property was a blunt proxy for noise and that, from a noise control perspective, is not necessary as long as there is an upper limit on the noise at the nearby receptor.”*
- Commercial and residential properties in the UK do not have a single profile in terms of dimensions or available space for the installation of extra features such as air source heat pumps. A property may be very suitable for a heat pump, but the owner may not be able to install one due to factors beyond their control, exacerbated by measures such as the 1 metre requirement.
- To achieve the Government target of installing 600,000 heat pumps per year by 2028, the policy framework needs to address several factors including affordability & customer journey to consolidate societal buy-in while also ensuring that planning regulations support the deployment of low carbon technologies.
- From a practical perspective, the measure is not necessary since all permitted heat pump installations must conform to noise levels as set forth in MCS 020 (<42 dB at the nearest assessment point).
- Heat pumps have developed over recent years to become considerably less noisy and intrusive.
- Evidence from research by the Welsh and UK Governments suggests that justifiable noise complaints about ASHPs are very rare and that only a small minority of people living near heat pumps report being able to hear them.
- If a heat pump meets these levels when sited within 1 metre of the boundary, the concerns regarding noise are satisfied and there should be no concern over the placement of the heat pump.
- Permitted development already contains rules restricting heat pump placement where proximity to a barrier could reasonably be assumed to affect people or property across the boundary (e.g., heat pump facing a public highway).
- Energy UK would encourage DLUHC to consider whether the restriction on heat pumps being built facing the highway in conservation areas remains appropriate.
- This may restrict the choice and decarbonisation potential of households in conservation areas and mean that there is a postcode lottery for planning approvals.
- The requirement to install heat pumps at least 1 meter from a property boundary should be removed.
- Industry is also conscious, however, that the proposed regulatory change may create a de facto privileged position for air source heat pumps over other heat pump technologies such as ground source heat pumps.
- To avoid the creation of anti-competitive planning regulations, the limitation should be removed for all heat pump technologies.

Q.45 Do you agree that the current volume limit of 0.6 cubic metres for an air source heat pump should be increased?

- **Yes**
- No
- Don't know

Please provide your reasons. If you have answered yes, please provide examples of a suitable size threshold, for example, in cubic metres or a height limit, including any supporting evidence.

- Energy UK supports the proposal to increase the current volume limit of 0.6 cubic metres for an air source heat pump. Increasing the physical volume of the outdoor unit is critical for boosting efficiency and reducing the noise levels of air-source heat pumps.
- The current volume limit does, in industry's view, restrict innovation in the space particularly in regard to reducing noise levels.
- Heat pumps with reduced noise pollution would certainly help improve the perception of the technology which in turn would likely increase the number of completed installations.
- An update to permitted development rights that recognises noise levels as the most relevant variable for heat pump installations would thus be an appropriate measure.
- Industry is concerned, however, that the consultation document does not offer a view on what the volume limit will be increased to.
- The Department should publish a proposal for the volume limit for review by industry at the earliest possible opportunity.
- Heat pumps could be limited to:
 - No more than 3.5 cubic metres (3,500 litres) in volume.
 - No more than 3 metres in height.
 - No more than 2.5 metres in height if sited within 2 metres of a boundary.
- These volume and height limitations mirror what is currently allowed under permitted development for an outdoor heating oil or liquid petroleum gas fuel tank for a home boiler system.
- Given the recognised need to decarbonise home heating as part of the move to net zero, heat pumps should receive at least the same level of leniency on size/volume as fossil fuel boiler systems.

Q.46 Are there any other matters that should be considered if the size threshold is increased?

- **Yes**
- No
- Don't know

Please provide your reasons.

- Industry would like to state that reviewing what domestic permitted development rights for heat pumps should be in terms of a size threshold is to mis-frame the issue.
- Within reason, the size of a given heat pump should not be a determining factor.
- The amount of noise emitted by a given heat pump is in fact a more pertinent consideration.

Q.47 Do you agree that detached dwelling houses should be permitted to install a maximum of two air source heat pumps?

- **Yes**
- No

- Don't know

Please provide your reasons.

- Energy UK does not agree that detached dwelling houses should be permitted to install a maximum of two air source heat pumps.
- In addition, this change should not be limited to detached dwelling houses. Instead, multiple ASHP units should be permitted on any single dwellinghouse, subject to a noise assessment being conducted in line with PDRs.
- For the UK to achieve its 2050 targets, homeowners and residents must be able to approach the decarbonisation of their residences in a bespoke manner that most closely matches their energy needs.
- To impede this via the continued restriction of the installation of more than two air source heat pumps is likely to cause many buildings to underperform relative to their emissions saving potential and frustrate consumers by allowing higher than necessary energy bills due to commodity price fluctuations.
- However, industry is conscious that the planning regulations must place some limitations on what residents can install. To that end, residents should be able to submit a planning application when they wish to install more than two heat pumps to be assessed on a case-by-case basis.

Q.48 Do you agree that stand-alone blocks of flats should be permitted to install more than one air source heat pump?

- **Yes**
- No
- Don't know

Please provide your reasons.

- Energy UK is of the view that the most appropriate heating solution should be available for installation in each building.
- With roughly 5.5 million households residing in flats in the UK, it will not be possible to transition to Net Zero without making heat pumps available to those who do not live in traditional single-family homes.
- Given the wide variety of architectures across the country for blocks of flats, a number of solutions will be needed to meet the practical limitations of available space, building design, and heat needs.
- It therefore follows that stand-alone blocks of flats should be permitted to install more than one air source heat pump if that is the most appropriate solution.
- Equally, standalone blocks of flats should be permitted to install more than one heat pump of any technology type.
- However, industry is conscious that the planning regulations must place some limitations on what residents can install. To that end, residents should be able to submit a planning application when they wish to install more than two heat pumps to be assessed on a case-by-case basis.

Q.49 Do you agree that the permitted development right should be amended so that, where the development would result in more than one air source heat pump on or within the curtilage of a block of flats, it is subject to a prior approval with regard to siting?

- Yes
- **No**
- Don't know

Please provide your reasons.

- Energy UK is supportive of an amendment to the permitted development right where the development would result in more than one air source heat pump on or within the curtilage of a block of flats.
- However, given the compact size of many heat pump models, noise generated by the heat pump(s) in question should be the item subject to prior approval as opposed to siting of same.
- Equally, technology neutrality needs to be respected. To that end, the permitted development right should be amended to refer only to heat pumps rather than solely to air source heat pumps.
- Guidance should be issued to local authorities to support them in creating processes for determining 'noise generation' as well as standardising decision making.
- Industry would welcome the government setting up a dedicated workstream to consider the complexities of installing of heat pumps in blocks of flats.

Q.50 Are there any safeguards or specific matters that should be considered if the installation of more than one air source heat pump on or within the curtilage of a block of flats was supported through permitted development rights?

- Yes
- No
- Don't know

Please provide your reasons.

- Industry would once again like to state that reviewing what domestic permitted development rights for heat pumps should be in terms of a size threshold is to misframe the issue.
- Within reason, the size of a given heat pump should not be a determining factor.
- The amount of noise emitted by a given heat pump is in fact a more pertinent consideration.
- With that being said, health and safety should be factored as regards where a heat pump can be sited in relation to the curtilage of the property.

Q.51 Do you have any views on the other existing limitations which apply to this permitted development right that could be amended to further support the deployment of air source heat pumps?

- Yes
- No
- Don't know

Please provide your reasons.

- Energy UK is concerned the proposed amendments to the Domestic Permitted Development Rights make specific reference to Air Source Heat Pumps without also acknowledging other types of heat pump technologies.
- This risks creating a default position for Air Source Heat Pumps within Permitted Development Rights, which risks creating an anti-competitive planning regime and disadvantaging consumers whose residences may be suited to a heat pump technology other than Air Source Heat Pumps.
- Industry would also like to draw attention to the value that home insulation improvements can have for improving the efficiency of homes. This in turn reduces

the amount of electricity consumed by heat pumps in order to heat homes, thus reducing the grid impact of electrifying heat.

- To that end, government should continue its existing workstreams on energy efficiency upgrades such as the Energy Company Obligation (ECO) and the Great British Insulation Scheme (GBIS) and to take any changes made to Permitted Development Rights into consideration when reviewing these schemes.

Q.52 Do you think that any of the proposed changes in relation to the Class G of Part 14 permitted development right could impact on: a) businesses b) local planning authorities c) communities?

- Yes
- No
- **Don't know**

Please provide your reasons. It would be helpful if you could specify whether your comments relate to a) business, b) local planning authorities, or c) communities, or a combination

- **Business**
 - The proposed changes would unlock faster routes to heat pump installations with fewer roadblocks.
 - Installers, retailers, DNOs, and energy providers will benefit from changes that help get more heat pumps into the market and into homes.
 - With the UK Climate Change Commission estimating that up to 725,000 new green jobs will be creating in the UK before 2030, improvements to permitted development can easily translate into economic growth.
- **Local Planning Authorities**
 - Easing permitted development rules will allow councils to redeploy limited resources in other areas.
 - It will also enable local authorities to achieve their own environmental commitments more cost-effectively.
- **Communities**
 - Reducing the use of gas improves air quality and reduces pollution – thereby safeguarding the health of communities.
 - By pursuing the electrification of heat as an alternative to gas, the health of families will be improved and their net healthcare costs will be reduced.

7. Public Sector Equality Duty:

Q.53 Do you think that the changes proposed in this consultation could give rise to any impacts on people who share a protected characteristic (Age; Disability; Gender Reassignment; Marriage or Civil Partnership; Pregnancy and Maternity; Race; Religion or Belief; Sex; and Sexual Orientation)?

- Yes
- No
- **Don't know**

Please provide your reasons.

- It is possible that integrating more flexibility into planning arrangements should enable the development of more tailored charging installations for those with accessibility requirements. It's important to understand whether the installation of outlets (and the space where an EV would subsequently be charging) and storage cabinets block the access routes for wheelchair users, or users who may need more space (e.g. parents of young children) before they are installed.
- To ensure EV charging rollout is inclusive, priority parking spaces should be provided in larger car parks, and/or ensuring installation processes take into account accessibility requirements. See q36 for more suggestions on how this can be resolved.