



Fermanagh & Omagh
District Council
Comhairle Ceantair
Fhear Manach agus na hÓmaí



Climate Change

Home adaption leaflet
& toolkit.

Date:
December 2022



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Part 1:

Understanding

Adaption to
Climate Change in
Housing

Climate Change

Climate change has been recognised internationally as the most important environmental challenge that we currently face.

We know that our local climate is changing, it is becoming less stable and on balance, the evidence suggests that human actions are responsible.

Recognising that we are facing climate breakdown and a biodiversity crisis which are impacting here and now, and will affect all aspects of our lives in coming years, Fermanagh and Omagh District Council has resolved to formally declare a Climate Emergency.

Net Zero

01

The Council has also committed to reaching 'net zero carbon', which means that we do not create more carbon emissions than we absorb, by 2042.



02

Our Climate Change and Sustainable Strategy, and accompanying action plan can be found at the following links:

➡ <https://www.fermanaghomagh.com/app/uploads/2021/10/Restore-Revive-Thrive-5.pdf>

➡ <https://www.fermanaghomagh.com/app/uploads/2021/10/Climate-Change-and-Sustainable-Development-Strategy-2020-2030.pdf>



Climate Message

It is clear that we cannot meet our climate targets without reducing emissions and energy usage in our homes and properties.

Improved energy efficiency standards are in place for new homes and properties but we need to look at making these buildings more energy efficient.

Improving energy efficiency is not only good for the climate, but it will also reduce running costs, and increase the lifespan of a building.



Impact

Raising awareness of the need to adapt and what can be done is critical and there are many small-scale adaptations and alterations that you can make to your home or property without needing planning or building control approval, to help improve their energy and water efficiency.

These will individually and cumulatively help with the current climate emergency.

The purpose of developing this information leaflet and toolkit is to raise that awareness.

Part 2:

Funding

Adaption to
Climate Change in
Housing



Affordable Warmth

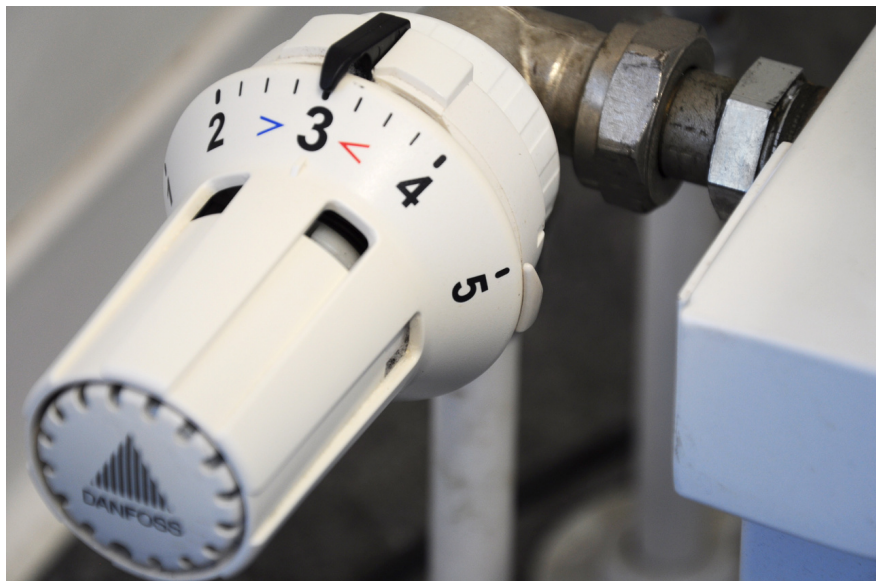


Affordable Warmth is funded by the Department for Communities. If you are an owner occupier or householder of a privately rented property and your gross annual household income is less than £23,000, you may be eligible for a package of energy efficiency and heating measures, tailored to each household.

Householders should contact the Health Improvement team on **0300 303 1777** for further information.

Northern Ireland Sustainable Energy Programme

The Northern Ireland Sustainable Energy Programme (NISEP) provides grants to help you implement energy saving measures in your home, such as grants for energy efficient boilers, heating, loft insulation and cavity wall insulation.



This programme is for those people who fall outside of other government funded schemes.

Please visit the **Utility Regulator** for a current list of schemes by clicking >> [here](#)<<.

Boiler Replacement Scheme

This scheme, provided by funding from the Northern Ireland Executive, offers owner occupiers a grant of up to £1,000 to:

- Replace inefficient boilers with energy efficient condensing oil or gas boilers.
- Switch from oil to gas.
- Switch to a wood pellet boiler.

It is available to those with a gross household income of less than £40,000 with an inefficient boiler of at least 15 years old and is dependent on total gross income.

The scheme, administered by the Northern Ireland Housing Executive (NIHE), is targeted at householders who do not qualify for other government energy efficient improvement schemes, making them vulnerable to fuel poverty.

If you think you may be eligible, call 0300 200 7874 or register by emailing NIHE. You can find more information on NI Direct.





Part 3:

Home Adaptions and works that can be carried out.

Adaption to
Climate Change in
Housing



Over 3 years

Estimated energy costs

	Current costs	Potential costs
Lighting	£ 234 over 3 years	£ 609 over 3 years
Heating	£ 682 over 3 years	£ 398 over 3 years
Hot Water	£ 296 over 3 years	£ 1,137
Totals	£ 1,212	£ 1,137

These figures show how much the average household would spend in this property for heating, lighting and water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs

Rating	Current	Potential
(91-100) A		
(81-90) B		
(69-80) C		
(55-68) D	77	79

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills will be.

In many cases small alterations and adaptations can be carried out to your home or property without the need to get planning or building control approval.

Recommended measures to make your home more efficient

Measure	Indicative cost	Typical savings over 3 years	Available with Green Deal
Low energy lighting in all used outlets	£35	£ 75	

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/a/energy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

Restrictions and Limitations



This document is simply a guide and not an exact statement of the law.

Planning legislation can be accessed at:

<https://www.infrastructure-ni.gov.uk/articles/current-planning-legislation>.

Please note that works to a listed building or a building within the curtilage of a listed building or within a Conservation Area or AONB may require separate permission or other consent.

An extension to a flat or a residential property in multiple occupancy does not benefit from the permitted development rights set out in this guide.

Please speak with an officer in the planning or building control teams at FODC for further info.

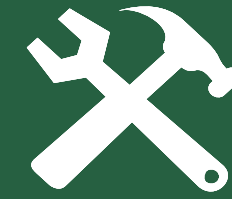
You should always check with the Council's Planning or building control Department before starting work.

If you consider the works you propose to carry out are permitted development, you can apply to the Council for a Certificate of Lawfulness for the Proposed Use or Development. This can be beneficial to those selling a house as solicitors representing purchasers will usually require documentary evidence that alterations or adaptations are lawful.



Repairs and Maintenance

Planning permission is generally not required for improvements and repairs unless the work involves a considerable change to the outside appearance of the property.



Lighting

Planning permission is not required to replace existing lighting with more energy efficient alternatives.



Re-roofing a house

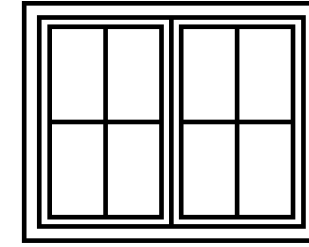
Planning permission is not required providing that the height of the roof is not increased and the materials used are of similar appearance to those of the existing roof.



Insulation

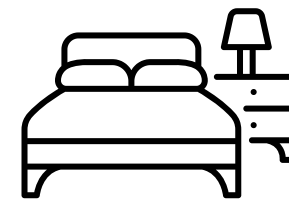
Planning permission is generally not required for fitting of roof, wall or floor insulation.





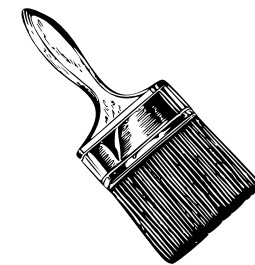
Changing external windows and doors

Planning permission is not required provided you are using existing window and door openings. You may, however, need permission to replace a flat window with a bay or bow window.



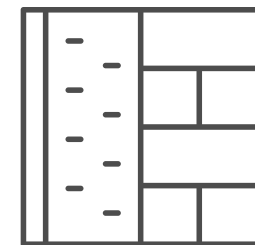
Internal alterations to a house

Planning permission is not required provided that the use as a house is not changed.



Painting the exterior of a house

Planning permission is not required provided that the painting is not for the purpose of advertisement, announcement or direction.



Cladding the outside of a house

Planning permission is required in a Conservation Area or Area of Outstanding Natural Beauty. In other areas planning permission is not required although the materials used should be of similar appearance to those used on the exterior of the existing house.

Solar Panels



Roof mounted solar panels on a pitched roof

1. No part of the panel exceeds the highest part of the roof.
2. No part of the panel protrudes more than 20 centimetres beyond the plane of a roof slope facing onto and visible from a road.
3. Panels do not exceed the boundary of the existing roof.
4. If you live in a house within a Conservation Area the roof slope on which the panels are fitted must not face onto and be visible from a road.



Roof mounted solar panels on a flat roof

Planning permission is not required provided that:

1. Panels do not extend more than 1.5 metres above the plane of the roof.
2. Panels do not exceed the boundary of the existing roof.
3. If you live in a house within a Conservation Area the panels must not be visible from a road.



Wall mounted solar panels

Planning permission is not required provided that:

1. Any part of the panel which is higher than 4 metres and closer than 3 metres to the property boundary does not protrude more than 20 centimetres from the plane of the wall.
2. Panels do not exceed the boundary of the wall.
3. No part of the solar panel installed on a wall of a chimney is higher than the highest part of the roof.
4. If you live in a house within a Conservation Area the wall must not face onto and be visible from a road.



Free-standing solar equipment

Planning permission is not required provided that:

1. There is only one freestanding solar panel installation within the boundary of the house.
2. The area of the free-standing solar panel does not exceed 14 square metres.
3. No part of the panel exceeds 2 metres in height.
4. No part of the panel is closer to a road than the part of the house nearest the road.

Domestic Biomass

Containers for storing solid biomass fuel Planning permission is not required provided that:

1. An above ground container does not exceed 6,500 litres in capacity and more than 3 metres above ground level in height.
2. No part of the container is closer to a road than the part of the house nearest the road.
3. If you live in a house within a Site of Archaeological Interest or an Area of Special Scientific Interest the container is not below ground.

A flue for a biomass or combined heat and power heating system Planning permission is not required provided that:

1. The height of the flue is no more than 1 metre higher than the highest part of the roof.
2. If you live in a house within a Conservation Area the flue is not on a wall or roof slope forming the principal or side elevation which is visible from a road.

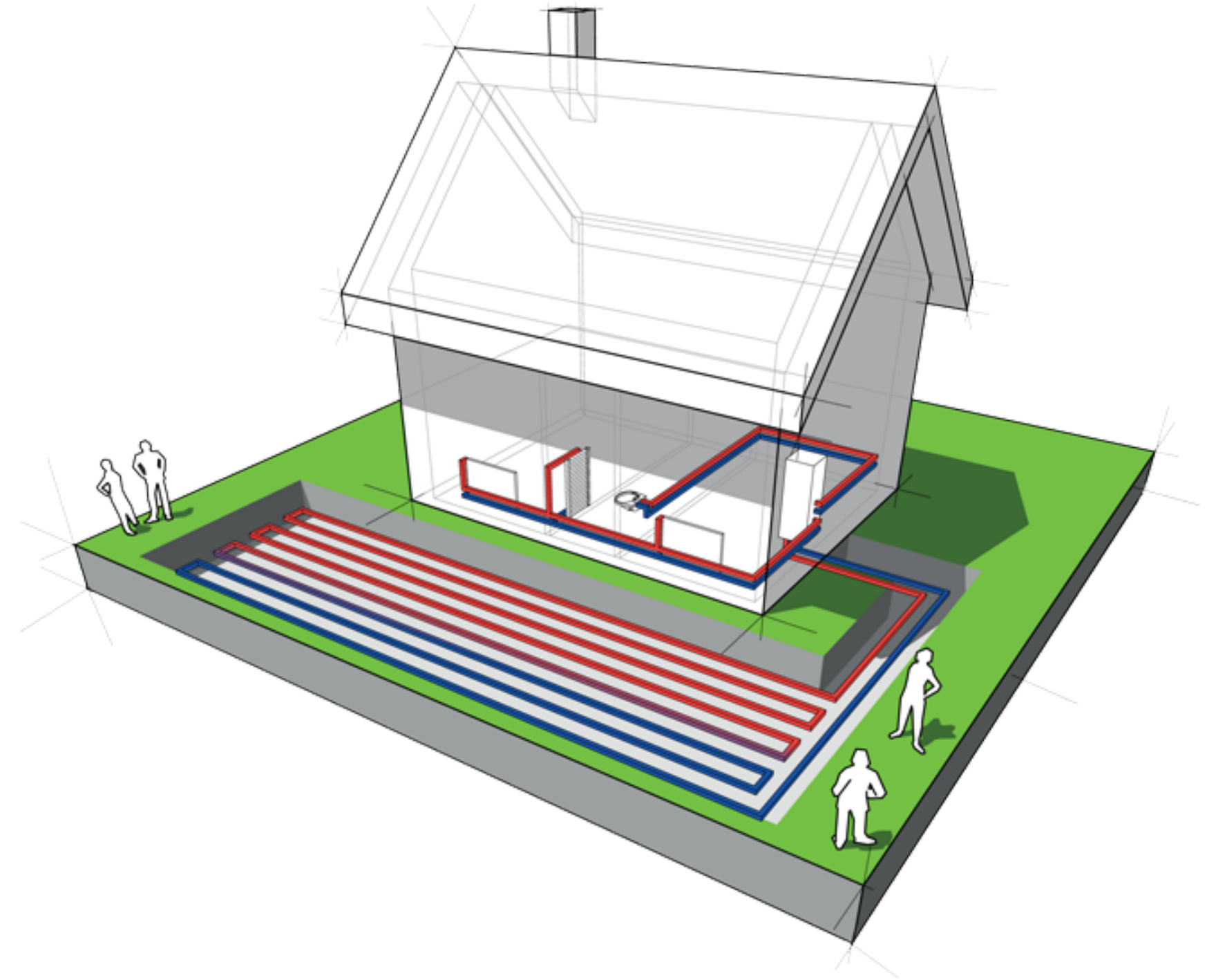


A ground or water source heat pump

A ground or water source heat pump

Planning permission is not required provided that:

1. No part of the pump or its housing which is within 3 metres of the boundary of the house exceeds 4 metres in height.
2. No part of the pump or its housing is closer to a road than the part of the house nearest the road.
3. The heat pump is not situated within an Area of Special Scientific Interest or a Site of Archaeological Interest.



An air source heat pump



Planning permission is not required provided that:

1. It would not result in the presence of more than one air source heat pump within the curtilage of the house.
2. No part of the air source heat pump is within 30 metres of the house (other than where an air source heat pump is being installed, altered or replaced).
3. No part of the air source heat pump is situated on land forward of a wall which faces the road and forms wither the principal or side elevation of the house.
4. If you live in a Conservation Area no part of the air source heat pump faces onto or is visible from a road.
5. The height of the air source heat pump does not exceed 2 metres.
6. The pump is not located on a roof.
7. The heat pump is not situated within an Area of Special Scientific Interest or a Site of Archaeological Interest

For further details or queries please contact planning@fermanaghomagh.com



Materials

Use Eco Friendly Building materials for any adaptations or alternations carried out.



Rainwater Harvesting or water re use

There are a number of ways of harvesting rainwater, namely; surface runoff harvesting and rooftop rainwater harvesting. Rainwater harvesting is the collection and storage of rain for reuse on-site, rather than allowing it to run off. The stored water is used for various purposes, such as gardening, irrigation, etc. Many of these minor adaptations will not require planning permission.

Please contact the Planning Department for advice.



Tree Planting

The planting of trees or vegetation generally does not require planning permission.

Before carrying out any works to trees, or works that may impact on trees, you should check that the trees are not protected by a Tree Preservation Order or protected by a planning condition attached to a planning permission.



Electric Vehicle Charging Point

The installation, alteration or replacement of an electrical outlet for recharging electric vehicles may not require planning permission.

This is subject to a number of limitations.

Please contact the Councils Planning Department for advice.



Part 4:

Emerging Situation

Adaption to
Climate Change in
Housing

Building Regulations and the role of Building Control



The Building Regulations as enforced by the Council's Building Control section within Regulatory Services have played a pivotal role in upgrading buildings to achieve greater energy conservation, improve ventilation control and reduce carbon emissions.

There has also been a real benefit to home owners / occupiers in creating healthier and more comfortable dwellings with lower energy / heating costs.

Building control requirements or U value requirements for adaptations will vary depending on the nature and type of the adaption or development proposed. (Please contact the Building Control Department for guidance).

Changes in Regulations over the years

For many years Building Regulations primarily focused upon the key thermal fabric elements of a building by improving the U values of walls, floors and roof, and on conventional heating systems, this improved comfort levels and reduced energy usage and costs. In more recent years further, measures have led to improved air tightness, greater control of building services and the increased use of renewable technologies, such as biomass boilers, heat pumps, solar water-heating panels, solar photovoltaic panels (PV) for electricity generation.

The energy rating of buildings, including dwellings, is also now regulated so that a dwelling's specific energy performance can be clearly identified and compared.

Next Steps

Planning

The Planning (General Permitted Development) Order (Northern Ireland) 2015 sets out types of development which can be undertaken without requiring a planning application (referred to as permitted development rights).

There is an ongoing review of permitted development rights being undertaken by the Department for Infrastructure to ensure they are fit for purpose in the context of Climate Change. This leaflet will be updated when any changes take effect.

Fermanagh and Omagh District Council is preparing a new local development plan for the District, referred to as the Local Development Plan 2030 (LDP). This will replace the existing plans and planning policies and provide a revised framework to inform planning decision making and guide development.

The first plan document will comprise of the LDP, is the Draft Plan Strategy which has been subject to an Independent Examination.

For further details or queries please contact
developmentplan@fermanaghomagh.com
or visit www.fermanaghomagh.com

Once adopted (early 2023) this plan will provide a new suite of planning policies, of particular note are;

Draft Policy DE02 - Design Quality

Draft Policy FLD03 - Sustainable Drainage Systems (SudS)

Draft Policy RE01 - Renewable and Low Carbon Energy Generation

The Draft Plan Strategy, proposed changes and supporting evidence are all available to view on the Fermanagh & Omagh District Council website.



Next Steps

Building Control Regulations

There are significant changes planned to Building Regulations and associated guidance in Northern Ireland in relation to the conservation of fuel and power in dwellings over the next few years.

The first phase of changes is effective from 30 June 2022 with further changes planned for 2023 that will impact on the design and construction of dwellings. It is anticipated that these will lead to an increased use in renewables such as heat pumps and photovoltaic panels (PV) in addition to improvement of insulation standards in dwellings.



Please contact the Building Control section, Regulatory Services, FODC for further advice and guidance and how to make an application.

Telephone

0300 303 1777 90

Email Address

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