

Planning Policy No.19

Satellite Receiver Dishes

Adopted By :
KYLE AND CARRICK DISTRICT COUNCIL
2nd. December, 1987.

CURRENT LEGISLATION AND ITS APPLICATION

In general the legislation permits the installation, alteration or replacement of a satellite antenna on a dwellinghouse without planning permission so long as :

- I The size of the antenna in any dimension is no greater than 90 centimetres (including supporting structure, mountings etc.).
- i There is no other satellite antenna installed on the dwellinghouse or anywhere within the curtilage of the dwelling.
- i In the case of an antenna installed on a dwellinghouse, as long as the highest part of the antenna is not higher than the highest part of the roof of the building in which it is installed.

There are exceptions to the above, however, such as on listed buildings all such installations or replacements require planning and / or listed building consent.

In Conservation Areas all such installations or replacements require consent only code operations e.g. Telecom are allowed permitted developments in Conservation Areas subject to certain conditions.

TECHNICAL REQUIREMENT

Availability of satellites means that at the present time antennae in this area must face south, have a low angle from the ground and be a minimum size of some 1.6 metres - this latter point is due to the lack of a third more powerful satellite in a more northerly position. In consequence, all such dishes likely to be used in Kyle and Carrick will require planning permission since they do not constitute permitted development.

POLICY ON SITING

Each application will be considered its merits, its visual impact and its affect on the amenity of neighbouring proprietors and on the general amenity of the area.

On the Ground

This is recommended by all the suppliers and will most likely be the favoured method of siting. It is likely to be the most acceptable in environmental terms. As a first choice a rear garden siting should be considered, and the Council will require to be convinced that a rear garden location is impractical before any other location is considered.

Where a rear garden in exposed or easily viewed by the passing public the developer will be expected to provide an part of the scheme, appropriate screening and / or landscaping to minimise the visual impact.

Front garden siting is likely to be less acceptable than a rear garden location. The effect of every front garden in a street containing its own satellite dish

can be readily imagined. Front garden locations will only be considered if the dish would not be visually obtrusive e.g. because it is behind a garage or the garden is large or is enclosed by a high wall or hedge. Similarly if the visual impact of the dish can be overcome by screening a consent subject to appropriate conditions may be possible. This is of course on the basis that the screening itself is acceptable.

On the Roof of a Garage, House Extension, Shed or Outbuildings

Such a location may make an acceptable siting for a dish, if that building is not open to general view. Relevant considerations which might make a location in this instance unacceptable could be the visual impact of the dish upon neighbouring properties, e.g. close to a neighbour's lounge or bedroom window.

It is difficult to legislate for all situations and siting on a roof visible to the general public at the side of a house for instance, may be acceptable if the dish is set well back from the public thoroughfare or if it is largely obscured by a parapet wall or existing landscaping.

The use of a dark open mesh dish is likely to have less visual impact and will be encouraged in borderline situations.

On a Pitched Roof

The siting of a satellite dish on a roof visible to the general public from a street or other public thoroughfare will not be acceptable.

On the Wall of a Building

Siting on the front or main elevation will not be acceptable. Siting on a side or rear wall will be subject to the same consideration as above and may be acceptable. It will be essential with a wall location that the dish must not project beyond the extremities of the wall or above the eaves of the roof (or on a gable wall, the verge of the roof).

In Conservation Areas

Siting within or adjacent to Conservation Areas will be resisted where the character or visual amenity is judged likely to be adversely affected.

On Listed Buildings

Apparatus will not be acceptable if affixed to a listed building itself either to the walls or roof. Apparatus may be acceptable if sited in the grounds of the building so long as the apparatus is deemed not to adversely affect the setting of the listed building.

STANDARD CONDITIONS

It is anticipated that continuing improvements in technology will quickly make apparatus redundant. This will be true especially as satellite signal power is increased. A standard condition requiring their

removal when redundant is considered appropriate. Time limited temporary consents may be appropriate in certain sensitive locations.

Appropriate conditions for such consents will read as follows :

1. that the colour of finish of the proposed apparatus including supporting mount should be sympathetic to the colour of the building to which it is attached or to the position in which it is located;
2. that the apparatus hereby approved shall be installed entirely in accordance with the submitted plans and shall be removed when no longer required.

BACKGROUND PAPERS

- | British Telecom Advisory Leaflet.
- | Policy statements, Edinburgh and Angus District Councils.
- | Correspondence with Radio Society of Great Britain.

FURTHER INFORMATION

Planning and Enterprise
Development and Environment
Ground Floor
Burns House
Burns Statue Square
Ayr KA7, 1UT

Telephone 01292 - 616107