



## The siting of television satellite dishes

**T**his is one of a series of local planning guidance notes amplifying local planning proposals in a clear and concise format with the objectives of raising awareness and improving standards. This guidance note will form a material consideration in the determination of all relevant planning applications, following a public consultation exercise and formal adoption by the Council.

These guidelines cannot cover all the issues, and applicants and agents are advised, wherever the circumstances are unusual, to discuss their proposal on an informal basis, with a planning officer prior to the formal submission of an application. It is always advisable to obtain advice **before** purchasing and siting a satellite dish.

With the growth in satellite television, the installation of satellite dishes has increased. Planning law in relation to satellite dishes has also become complex. This leaflet **focuses on television broadcasting satellite dishes**<sup>1</sup>. It outlines:

- the planning requirements,
- how to reduce the visual impact of satellite dishes on individual buildings and the streetscape.

The Council will determine applications for satellite dishes in accordance with this guidance note, together with other relevant considerations.

Changes in satellite dish technology, resulting in changes in their visual appearance, and planning legislation, will be monitored to ensure this guidance note is kept up to date.

To help minimise the impact and clutter of satellite dishes on the countryside, villages and towns, the **Council policy requires satellite dishes to be carefully sited**. Even in those circumstances where planning permission is not required, there is a requirement to install satellite dishes with minimal effect on a building, and to remove them when no longer needed. Careful siting of satellite dishes avoids the Council requesting their re-siting or removal. **If required, planning permission should be obtained before installing a satellite dish.**

### When is planning permission needed?

There are different rules according to the type of property and location. The Planning Department will be able to advise if a property involves a special designation i.e a listed building, or within a conservation area, or with restrictive planning conditions.

#### <sup>1</sup> **Satellite antenna (or dish or aerial):**

Apparatus designed to transmit or receive microwave radio energy to or from satellites, most commonly used to receive direct television broadcasting signals.

#### **Terrestrial microwave antenna:**

Apparatus designed to transmit or receive signals from another land-based antenna. Licensed Code Operators mostly use these.

#### A) Properties without a special designation

Planning permission is **not** required if the following conditions are achieved;

##### **Houses and Buildings up to 15 metres high**

- Not more than two dishes on the property or in the garden
- A single dish should not be more than 100cm in diameter.
- If there are two dishes one is no more than 100cm in diameter and

the other is not more than 60cm in diameter

- The cubic capacity of each dish is not more than 35 litres
- A dish fitted on a chimney is not more than 60cm in diameter
- A dish sited on a roof should not be higher than the highest part of the roof, if sited on a roof with a chimney it should not be more than 60cm above the highest part of the roof or above the highest part of the chimney.

## Buildings more than 15 metres high

- Not more than 4 dishes on the whole building
- Each dish does not measure more than 130cm in diameter
- The cubic capacity of each dish does not exceed 35 litres
- A dish on a chimney is not more than 60cm in diameter
- A dish sited on the roof is not more than 3m above the highest part of the roof

## B) Properties with a special designation

### Listed Buildings

A building is 'listed' due to its special architectural character or historical importance. In most cases, all satellite dishes involving listed buildings require a different type of consent from the Council, namely listed building consent. The Council has an important duty to protect the character of listed buildings. Further advice regarding listed buildings can be obtained from the Council's Conservation Officer.

### Conservation Area

These areas have a special character that should be preserved and enhanced. There are 21 conservation areas in the County Borough. **There are additional restrictions on the installation of satellite dishes on properties located in these areas, over and above the details provided in Section A.**

Planning permission is required when the siting of a dish will involve;

- A chimney, wall or a roof slope which faces onto, and is visible from, a road.

Some conservation areas are covered by an Article 4 Direction. This means that alterations to a building which could otherwise fall outside planning legislation - which includes the siting of satellite dishes - requires planning permission. Six areas in the County Borough have Article 4 Directions: Cefn Mawr, Chirk, , Fairy Road Wrexham, Grosvenor Road Wrexham (Part), Holt and Salisbury Park Wrexham. The Council may designate additional ones in the future.

## The do's and don'ts

### Siting

- ✗ Do not site dishes on walls fronting onto a highway, or other public spaces, where it is visible.
- ✗ Do not site dishes where any part of the dish or fixing structures would break the skyline.
- ✗ Do not site where sensitive viewpoints would be harmed
- ✗ Do not cause a clutter of dishes in one visible location.
- ✗ Do not site where interesting details on a building would be damaged or hidden from public views, e.g. original brick and terracotta tiles.
- ✗ Ensure that any metal cladding or steel frames in buildings will not cause T.V reception interference.

### Use the following locations;

- ✓ Behind a roof parapet.
- ✓ In roof valley gutters-
- ✓ In rear gardens and associated

fencing, with screening or landscaping. Satellite dishes correctly secured and with quality connections will work in many garden locations.

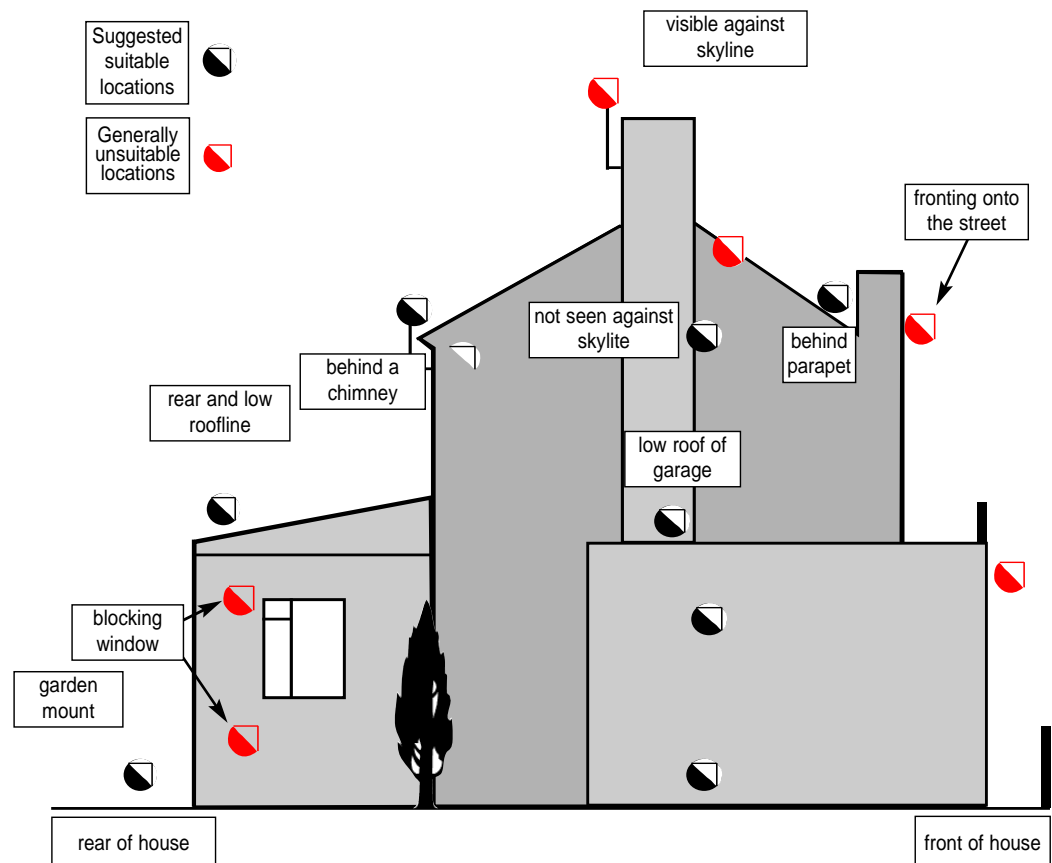
- ✓ On a lower roof of extension or garages.
- ✓ Use as small a supporting structure as possible.
- ✓ Use a mesh or transparent dish to achieve less intrusion.

### Colour, Size & Shape

A wide variety of satellite dishes are available, in different shapes, size and colours.

- ✓ Dishes should be of a suitable shape, and coloured to blend in with that part of the building or garden area to which it is attached.
- ✓ Use the minimum size dish available. Satellite digital TV systems use a smaller, approximately 38cm dish.

## Siting your satellite dish





*Acceptable siting - rear of building, below roofline*

## Permitted Development Rights

Some properties have a planning condition attached to a planning permission, removing their 'permitted development', rights which could include the installation of satellite dishes. A planning application will be required in this case.

### Alternatives to a satellite dish

- Consider other alternatives to a satellite dish, especially in the case of a block of flats, terraced houses, or semi detached houses. There are 2 other options; **shared dish**, and **cable systems**. Checks must be made if any provisions made for a shared or cable system. - including any legal requirements. Professional advice should be sought in exploring these options. One dish can be shared with up to 4 or 5 residents. S.M.A.T.V - Satellite Master Antenna Television is a small cable system, which can serve flats or separate properties from a communal dish or dishes. This will require a Telecommunications Act Licence from



*Acceptable siting - rear of building, below roofline*

the Office of Telecommunications, Ofcom. In situations when all options and applications for the siting of a satellite dish are likely to be unsuccessful, cable systems is another possible option to provide satellite television. Conditions may be attached to planning permissions, which will oblige the use of shared systems.

### General issues

- If you are a tenant, you will need to check whether you need the landlord and /or owner's consent.



*Acceptable siting - lower roofline and gable elevation, mesh transparent design*

- The installation of dishes near the windows and doors of neighbouring houses should generally be avoided.
- The Council will expect all new build developments to have taken into consideration the installation requirements of cable TV systems, including landscaping, or another form of inconspicuous satellite television system.
- Dishes no longer needed should be removed. For example, if a different satellite system is introduced involving a cable system. A temporary planning permission may be given, with a condition requiring their removal within a specified period.
- If the siting of a satellite dish fails to satisfy the guidance outlined in this leaflet, and/or permission refused, the Council may pursue enforcement action. The Council will always try to negotiate a more acceptable location



*Unsuitable siting - fronting onto the street*

### Guidelines for minimal impact

- In recognising that all dishes usually require a 30-degree to horizontal line of sight in a south-west or south-east direction, they do not always need a prominent or high position on a building. In addition, the size of dishes does not necessarily have to be large. Dishes of 60cm or less can often be used, dependent on the technology.
- Generally, and especially with special designations, satellite dishes should, if possible, be sited to the rear of properties and be inconspicuous
- Aim for a single dish on a building, or an alternative to a satellite dish.
- For all satellite proposals, the Council will consider the impact of satellite dishes in line with the following checklist. Planning permission and listed building consent will be refused if the siting of satellite dishes does not achieve minimal impact.



## Useful additional references and addresses

**Confederation of Aerial Industries Ltd (CAI)**

41a Market Street  
Watford  
Hertfordshire  
WD18 0PN

Tel 01923 803030  
[www.cai.org.uk](http://www.cai.org.uk)

**The Digital Television Group**

1 Nine Elms Lane  
Vauxhall  
London SW8 5NQ

Tel 020 7501 4300  
[www.dtg.org.uk](http://www.dtg.org.uk)

**Planning Portal**

The Planning Inspectorate  
Crown Buildings  
Cathays Park  
Cardiff CF10 3NQ

Tel 029 2082 3866  
[www.planningportal.gov.uk](http://www.planningportal.gov.uk)

**Welsh Assembly Government**

Planning Division  
Cathays Park  
Cardiff CF1 3NQ

Tel 0845 010 3300  
[www.wales.gov.uk/topics/planning](http://www.wales.gov.uk/topics/planning)

Publish Technical Advice Note 19 on Telecommunications and 'A Householder's Planning Guide for the installation of Antennas, including Satellite Dishes'.

**Virgin Media**

[www.virginmedia.com](http://www.virginmedia.com)

**Digital UK**

[www.digitaluk.co.uk](http://www.digitaluk.co.uk)

08456 50 50 50

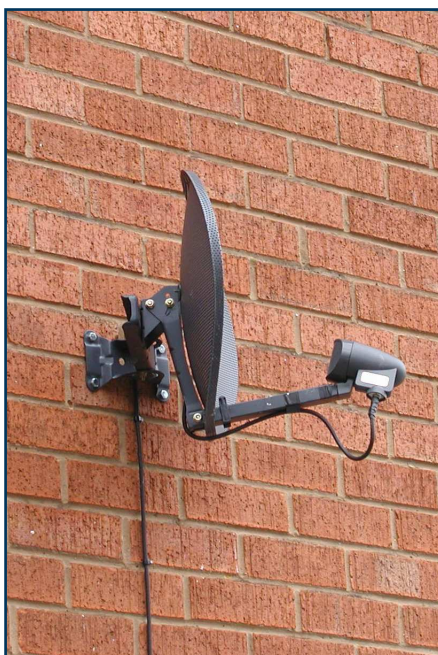
Provides information relating to the digital switchover

**Office of Communications (Ofcom)**

Cardiff Office  
2 Caspian Point  
Caspian Way  
Cardiff  
CF10 4DQ

029 2046 7233  
[www.ofcom.org.uk](http://www.ofcom.org.uk)

*Acceptable siting - below roofline - on gable elevation*



For further information contact:

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