



**TRAFFORD**  
— METROPOLITAN BOROUGH —

**DEVELOPMENT  
CONTROL  
GUIDELINES**

# Satellite DISHES

REVISED OCTOBER 1991

## DEVELOPMENT CONTROL GUIDELINES - SATELLITE DISHES

### Introduction

These guidelines relate to television reception equipment in the form of a dish, typically 70 to 130cm in diameter, used to pick up signals from a satellite. These dishes need to be mounted externally, with a clear line of sight (usually southwards) to the satellite.

In some cases such dishes have automatic planning permission. These provisions are set out in parts 1, 24 and 25 of Schedule 2 of the Town and Country Planning General Development 1988, as amended by the Town and Country Planning General Development (Amendment) Order 1991, the relevant extracts from which are attached. In other cases a planning application will need to be made and these guidelines set out the Council's approach to considering such applications.

A satellite dish which affects the character or appearance of a building (or the setting of a building) which is "listed" as being of special architectural or historic interest will need Listed Building Consent even if a planning application is not required.

It should be noted that the General Development Order requires that any dish installed on a building, even if not needing a planning application, shall as far as reasonably practicable be sited so as to minimise its effect on the external appearance of the building.

Householders may also wish to refer to the Government's statement of good practice set out in a leaflet "A Householder's Planning Guide for the Installation of Satellite Television Dishes", published by the Department of the Environment. A copy is available for inspection at the Planning Department reception area in Trafford Town Hall.

### General

The visual effect of satellite dish installations in many cases is obtrusive. This is because of the size and shape of the dish, the height above ground level or amount of projection away from the building it is mounted on and to a lesser extent the clutter of fixing brackets, feed elements and wiring. Changes in technology may in time enable the sizes of dish to be reduced, but for the present anyone installing such a dish should carefully consider its siting so that it is not unduly prominent.

In general this will mean avoiding a siting on the front elevations of buildings or other positions prominent in the street scene, and avoiding high level installations. The Department of Environment lays particular emphasis on the need to site all dishes with care to minimise visual impact. Obviously also the smaller the dish the better.

In a few cases the layout of building and trees may be such that there is no visually acceptable position within the site that is technically suitable. This will not be taken as sufficient reason to grant permission for a visually intrusive installation.

The white colour of many dishes makes them more obtrusive. Consideration should be given to finishing them in a darker colour or a colour matching the background. Mesh type dishes are also available which are often less visually obtrusive than the solid type. Choices of this sort can help with the appearance (although they will not make a clearly unsuitable siting acceptable).

## Houses

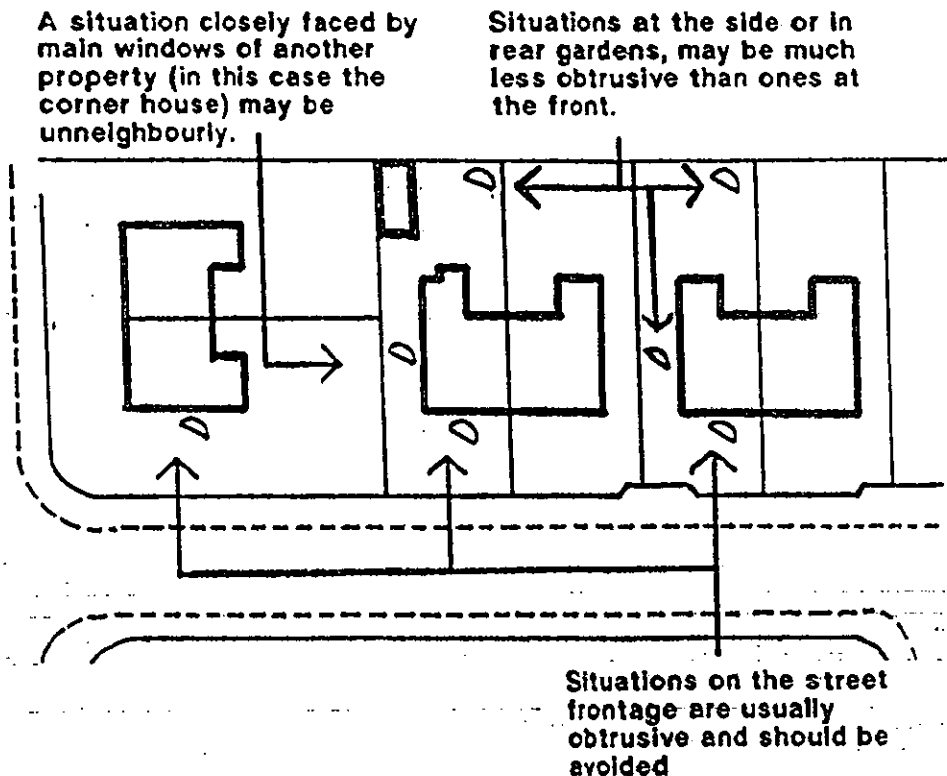
The 'permitted development' rights for dishes on dwellinghouses allow not more than one dish, of not more than 90cm in diameter if not higher than the highest part of the roof, or if located on a chimney, a dish of not more than 45cm diameter, not higher than the highest part of the chimney. In conservation areas planning applications are required if a dish is sited on a chimney, on a building which exceeds 15m in height, or on a wall or roof slope fronting a highway.

In most cases this still gives a considerable degree of freedom as to the siting of a satellite dish.

It is unlikely that a dish which is higher than the highest part of the roof or chimney will be allowed unless it is very well screened from view.

A dish over 90cm in diameter is not likely to be allowed on the front elevation of any property or on the exposed side elevation of corner property, or in front gardens unless these are very well set back and screened. Other positions at the side and rear of the house or in the rear gardens are more likely to be acceptable depending on the circumstances. Care should be taken to avoid a siting directly and closely overlooked by main windows in a neighbours' property, and to site the dish as low as possible.

### Example Fig 1



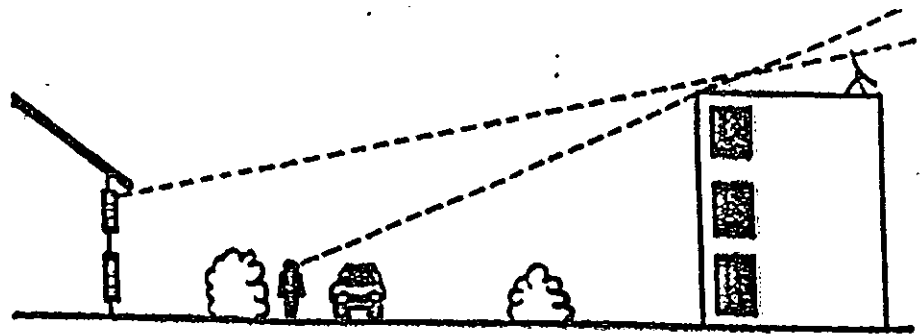
## Flats

Permitted development rights would normally allow the installation of one satellite dish per block of flats, subject to several conditions. For buildings less than 15m high, which would be most cases, the conditions would prevent a siting on a wall or roof slope fronting a highway.

The possibility with flats is that more than one flat occupier in a building will want to install a dish. However, to have a multiplicity of dishes on one building is likely to be visually unacceptable. One possibility is a communal dish in the best position, with wiring to individual flats. If agreement on that arrangement is not possible, later applications in a series may have to be refused.

The number of acceptable positions for a satellite dish on a block of flats may be quite limited. Dishes are not likely to be allowed at the front or in any position prominently open to public view. Even on rear elevations a dish in the middle of a well proportioned windowed facade may well look out of place and it will have to be viewed not only by neighbours but also the occupants of the other flats in the building. A flat roof on a taller block can sometimes offer opportunities for an unobtrusive siting if the dish is set back from the edges so that it is not visible at close range. A situation within the grounds may be acceptable provided that there is no undue effect on the quality and quantity of garden space or parking space available and that the dish is not obtrusive when viewed from the windows of the flats or of neighbouring property.

### Example Fig 2



If set well back from the edges, a situation on a flat roof can be inconspicuous when viewed from close by.

## Commercial Property

Permitted development rights for dishes on commercial buildings are quite complex. For buildings less than 15m in height, which would be most cases, the right would not include a siting on a wall or roof slope fronting a highway. The rights apply to only one dish per building (a block of shops would be treated as one building). In some cases a ground mounted dish will be permitted development.

There are numerous other provisions. It is important to note that the permitted development rights only apply subject to the condition that any dish be sited so as to minimise its effect on the external appearance of the building.

The above provisions mean that many dishes attached to commercial buildings, particularly those on shops, will require a planning application to be made.

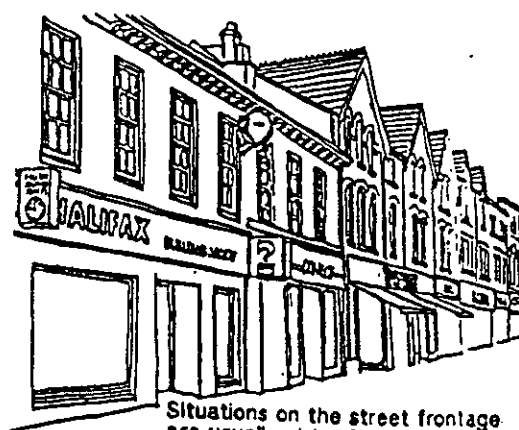
Applications for dishes on front elevations are not likely to be allowed where these are prominently open to view as would be the case on shopping frontages. Siting at the rear in service areas will be more likely to be acceptable. Siting above eaves level should be avoided on smaller buildings and generally the lower the dish and the smaller in size it is the better. Taller buildings with flat roofs or tall parapets may have opportunities for an unobtrusive roof siting if the dish is set well back from the edges especially if it can be sited against the background of a projection such as a plant room.

### Example Fig 3

A situation on a flat roof will be less obtrusive if partly screened by an projection such as a plant room.



A dish concealed by a screen can be much neater and more visually appropriate than a dish on its own.



Situations on the street frontage are usually obtrusive and should be avoided

**EXTRACTS FROM THE TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988**

**(As Amended by The Town and Country Planning General Development (Amendment) Order 1991)**

**SCHEDULE 2**

**Part 1**

**DEVELOPMENT WITHIN THE CURTILAGE OF A DWELLINGHOUSE**

**Class H. Permitted Development**

**H. The installation, alteration or replacement of a satellite antenna on a dwellinghouse or within the curtilage of a dwellinghouse.**

**Development not Permitted**

"H.1 Development is not permitted by Class H if-

- (a) the size of the antenna (excluding any projecting feed element, reinforcing rim, mountings and brackets) when measured in any dimension would exceed-
  - (i) 45 centimetres in the case of an antenna to be installed on a chimney;
  - (ii) 90 centimetres in the case of an antenna to be installed on or within the curtilage of a dwellinghouse on article 1(7) land other than on a chimney;
  - (iii) 70 centimetres in any other case.
- (b) the highest part of an antenna to be installed on a roof or a chimney would when installed, exceed in height:-
  - (i) in the case of an antenna to be installed on a roof, the highest part of the roof;
  - (ii) in the case of an antenna to be installed on a chimney, the highest part of the chimney;
- (c) there is any other satellite antenna on the dwellinghouse or within its curtilage;
- (d) in the case of article 1(5) land, it would consist of the installation of an antenna:-
  - (i) on a chimney;
  - (ii) on a building which exceeds 15 metres in height;
  - (iii) on a wall or roof slope which fronts a waterway in the Broads or a highway elsewhere.

**Conditions**

H.2 Development is permitted by Class H subject to the following conditions:-

- (a) an antenna installed on a building shall, so far as practicable, be sited so as to minimise its effect on the external appearance of the building;
- (b) an antenna no longer needed for the reception or transmission of microwave radio energy shall be removed as soon as reasonably practicable".

- Note:- - Article 1 (5) land: In Trafford this is any land within any Conservation Area.
- Article 1(7) land: This is any land within Trafford.
  - The word 'dwellinghouse' does not include flats.

## PART 24

### DEVELOPMENT BY TELECOMMUNICATIONS CODE SYSTEM OPERATORS

#### Class A.

Permitted Development A. Development by or on behalf of a telecommunications code system operator for the purpose of the operator's telecommunication system in, on, over or under land controlled by that operator or in accordance with his licence, consisting of:-

- (a) the installation, alteration or replacement of any telecommunication apparatus, or
- (b) the use of land in an emergency for a period not exceeding 6 months to station and operate moveable telecommunication apparatus required for the replacement of unserviceable telecommunication apparatus, including the provision of moveable structures on the land.

Development A.1. Development is not permitted by Class A (a) if-  
not permitted

- (a) in the case of the installation of apparatus (other than on a building or other structure) the apparatus would exceed a height of 15 metres above ground level;
- (b) in the case of the alteration or replacement of apparatus already installed (other than on a building or other structure), the apparatus would when altered or replaced exceed the height of the existing apparatus or a height of 15 metres above ground level, whichever is the greater,
- (c) in the case of the installation, alteration or replacement of apparatus on a building or other structure, the height of the apparatus (taken by itself) would exceed-
  - (i) 15 metres, where it is installed, or is to be installed on a building or other structure which is 30 metres or more in height; or
  - (ii) 10 metres in any other case.
- (d) in the case of the installation, alteration or replacement of apparatus on a building or other structure, the highest part of the apparatus when installed, altered or replaced would exceed the height of the highest part of the building or structure by more than-

- (i) 10 metres, in the case of a building or structure which is 30 metres or more in height;
  - (ii) 8 metres, in the case of a building or structure which is more than 15 metres but less than 30 metres in height;
  - (iii) 6 metres in any other case..
- (e) in the case of the installation or replacement of any apparatus other than-
- (i) a mast,
  - (ii) any kind of antenna,
  - (iii) a public call box, or
  - (iv) any apparatus which does not project above the level of the surface of the ground.

the ground or base area of the structure would exceed 1.5 square metres;

- (f) in the case of the installation, alteration or replacement on a building or structure of a microwave antenna or apparatus which includes or is intended for the support of such an antenna-
- (i) the building or other structure on which the antenna is to be installed is less than 15 metres in height;
  - (ii) the size of the antenna when measured in any dimension would exceed 1.3 metres (excluding any projecting feed element); or
  - (iii) the development would result in the presence on the building or structure of more than two microwave antennas; or
- (g) in the case of development on any article 1 (5) land, it would consist of-
- (i) the installation or alteration of a microwave antenna or of any apparatus which includes or is intended for the support of such an antenna; or
  - (ii) the replacement of such an antenna or such apparatus by an antenna or apparatus which differs from that which is being replaced,

unless the development is carried out in any emergency;

- (h) it would consist of the installation, alteration or replacement of system apparatus within the meaning of Section 8 (6) of the Road Traffic (Driver Licensing and Information Systems) Act 1989 (c)".

#### Conditions

**A.2.--(1)** Class A (a) development is permitted subject to the condition that any antenna or supporting apparatus installed, altered or replaced on a building in accordance with that permission shall, so far as is practicable, be sited so as to minimise its effect on the external appearance of the building.

(2) Class A (b) development is permitted subject to the condition that any apparatus or structure provided in accordance with that permission shall at the expiry of the relevant period be removed from the land and the land restored to its condition before the development took place.



(3) Development on any article 1 (5) land is permitted by Class A subject to the condition that in the case of the installation of apparatus on or over land controlled by the operator, he shall-

- (a) except in a case of emergency, give notice in writing to the local planning authority not less than eight weeks before development is begun of his intention to carry out such development; or
- (b) in a case of emergency, give written notice of such installation as soon as possible after the emergency begins.

#### **Interpretation**

A.3. For the purposes of this class-

"1984 Act" means the Telecommunications Act 1984 (a);

"land controlled by an operator" means land occupied by the operator in right of a freehold interest or a leasehold interest under a lease granted for a term of not less than 10 years;

"development in accordance with a licence" means development carried out by an operator in pursuance of a right conferred on that operator under the telecommunications code, and in accordance with any conditions relating to the application of that code imposed by the terms of his licence;

"relevant period" means a period which expires either six months from the commencement of the use permitted by this paragraph or when the need for use cases, whichever occurs first;

"telecommunications apparatus" means any apparatus falling within the definition of that term in paragraph 1 of Schedule 2 to the 1984 Act;

"the telecommunications code" means the code installed in Schedule 2 to the 1984 Act;

"telecommunications code system operator" means a person who has been granted a licence under Section 7 of the 1984 Act which applies the telecommunications code to him in pursuance of Section 10 of that Act;

"telecommunications system" has the meaning assigned to that term by section 4 (1) of the 1984 Act.

#### **OTHER TELECOMMUNICATIONS DEVELOPMENT**

##### **CLASS A. Permitted development**

- A. The installation, alteration or replacement on any building or other structure of a height of 15 metres or more of a microwave antenna and any structure intended for the support of a microwave antenna.

## **Development not permitted**

### **A.1. Development is not permitted by Class A if-**

- (a) the building is a dwellinghouse; or the building or other structure is within the curtilage of a dwellinghouse.
- (b) it would consist of development of a kind described in paragraph A of Part 24;
- (d) the development would result in the presence on the building or structure of more than two microwave antennas;
- (e) in the case of a satellite antenna, the size of the antenna, including its supporting structure but excluding any projecting feed element, would exceed 90 centimetres;
- (f) in the case of a terrestrial microwave antenna:-
  - (i) the size of the antenna, when measured in any dimension, but excluding any project feed element, would exceed 1.3 metres; and
  - (ii) the highest part of the antenna or its supporting structure would be more than 3 metres higher than the highest part of the building or structure on which it is installed or is to be installed, or
- (g) it is on article 1 (5) land
- (h) it would consist of the installation, alteration or replacements of system apparatus within the meaning of Section 8 (6) of the Road Traffic (Driver Licensing and Information Systems) Act 1989".

## **Conditions**

### **A.2. Development is permitted by Class A subject to the following conditions:-**

- (a) the antenna shall, so far as is practicable, be sited so as to minimise its effect on the external appearance of the building or structure on which it is installed,
- (b) an antenna no longer needed for the reception or transmission of microwave radio energy shall be removed from the building or structure as soon as reasonably practicable.

\* Article 1 (5) land: In Trafford this is any land within any Conservation Area.

## **Class B**

**Permitted Development** B. The installation, alteration or replacement on any building or other structure of a height of less than 15 metres of a satellite antenna.

**Development  
not permitted**

**B.1. Development is not permitted by Class B-if-**

- (a) the building is a dwellinghouse or the building or other structure is within the curtilage of a dwellinghouse;
- (b) it would consist of development of a kind described in paragraph A of Part 24;
- (c) it would consist of the installation, alteration or replacement of system apparatus within the meaning of section 8 (6) of the Road Traffic (Driver Licensing and Information Systems) Act 1989;
- (d) the size of the antenna (excluding any projecting feed element, reinforcing rim, mountings or brackets) when measured in any dimension would exceed-
  - (i) 90 centimetres in the case of an antenna to be installed on a building or structure on article 1 (7) land;
  - (ii) 70 centimetres in any other case;
- (e) the highest part of an antenna to be installed on a roof would, when installed, exceed in height the highest part of the roof;
- (f) there is any other satellite antenna on the building or other structure on which the antenna is to be installed;
- (g) it would consist of the installation of an antenna on a chimney;
- (h) it would consist of the installation of antenna on a wall or roof slope which fronts a waterway in the Broads, or a highway elsewhere.

**Condition**

**B.2. Development is permitted by Class B subject to the following conditions:-**

- (a) the antenna shall, so far as practicable, be sited so as to minimise its effect on the external appearance of the building or structure on which it is installed;
- (b) an antenna no longer needed for the reception or transmission of microwave radio energy shall be removed from the building or structure as soon as reasonably practicable.