

PLANNING INFORMATION

Aerials and Satellite dishes on residential premises

Introduction

The following guidelines have been set out to help answer any questions that you might have about aerials, radio masts and satellite dishes and the need for planning permission. The aim is to clarify what form of aerial will require the submission of a planning application and what types of complaint can be dealt with by the Planning Department.

Planning legislation states that any form of structure requires planning permission and this includes aerials. But it is common knowledge that it is not necessary to submit a planning application before putting up a normal television aerial. This is because normal domestic television aerials have come to be accepted as too minor for planning permission to be required. These guidelines aim to set a standard as a basis for deciding whether or not a planning application will be required for the erection of other types of aerials on, or within the curtilage of, domestic premises.

Will a planning application be required?

1. Aerials fixed to the dwelling

Aerials which are similar in scale to normal television aerials and which are affixed to the roof or wall of a dwelling house, will require the submission of a planning application only if:-

- a. The aerial or mast is more than approx 2 meters higher than the highest part (including the chimney) of the original dwelling house; or-
- b. The aerial or mast takes any form other than a single pole or a scale and design similar to a normal television aerial: or-
- c. The aerial or mast requires stays to support it.

2. Freestanding Aerials

Aerials or masts which are not affixed to the dwelling but which are freestanding in the garden will require the submission of a planning application only if:-

- a. The aerial or mast protrudes more than 2 metres above the highest part of the original dwelling house; or-
- b. The aerial or mast is of any design other than a single pole.

3. Satellite Dishes

A satellite dish on the house or in the garden will require planning permission, only if:-

- a. It is more than 70cm in size, (as measured in any direction, but not counting any projecting feed element, reinforcing rim, mountings and bracket): or
- b. If mounted on a chimney it is more than 45cm in size; or
- c. It is mounted higher than the highest part of the roof (or if mounted on a chimney it is higher than the highest part of the chimney); or
- d. There is more than one satellite dish aerial on the property;
- e. It is within a Conservation area and is mounted:-
 - i. On a chimney, or
 - ii. On a slope or wall facing a road, or

- iii. On a building over 15 meters high.

Any satellite dishes which are erected in cases where planning permission is not required must still be sited so as to minimise its effect on the buildings appearance and if no longer needed must be removed immediately.

Special Cases

In certain cases the above guidelines will not apply and any form of aerial, other than normal domestic TV aerials, WILL REQUIRE the submission of an application.

These special cases are:

- a. Any aerials or dishes attached to, or in the cartilage of, a building which is listed as being of architectural or historic interest will require an application for listed building consent.
- b. Where the number of aerials other than normal TV aerials, is greater than one. If you want to put up more than one CB or radio aerial mast, you will be required to submit an application for planning permission.

These guidelines do **not** set out whether or not planning permission will be granted as every application will be assessed on its own merits. In considering an application the obtrusiveness of the structure on the skyline, the degree of visibility to surrounding neighbours and the resultant impact on the visual amenity are the main considerations, although where stay wires are used wind noise can also become a factor to consider. In conservation areas these guidelines will be more strictly interpreted.

All references to the height of aerials and masts refer to the fully extended height, regardless of the time the aerial is fully extended.

Complaints of Interference

The sole planning consideration is with visual amenity; interference caused by an aerial to TV and radio reception in adjacent properties is NOT considered to be a planning matter. The legislation and the regulations make it abundantly clear that it is the responsibility of the suppliers and the operators of the equipment to comply with the requirements. There are powers under the 1949 Wireless Telegraphy Act to deal with interference, which are exercised under the Wireless Telegraphy (Control of Interference from Citizen's Band Radio Apparatus) Regulations 1982, to control interference.

Advice may be obtained from:
Radio Communications Agency
South Quay Three
189 Marsh Wall
London, E14 9SX

Telephone 0171 211 0211

The above are only general guidelines and they do no prejudice the Council's right to request an application in any particular case, should they consider that individual circumstances merit it.

Further information

The advice contained in this leaflet is correct at the date of publication, however, Government legislation changes from time to time. Whilst every effort is made to keep advice contained in this leaflet correct, it can easily become out of date. If you have any questions about any of the above please contact the Planning Office.

Applications and letters seeking further advice should be addressed to:-

Director of Housing & Planning Services
Council Offices
Priory Road
Spalding
Lincolnshire PE11 2XE

If you wish to discuss a proposal with one of the staff, please phone to make an appointment (Telephone: Spalding 761161).