

SATELLITE DISHES IN CONSERVATION AREAS

CONSERVATION ADVICE NOTE 4

Background

The installation of satellite dishes on buildings has increased with the growth of satellite television. Planning legislation in relation to the installation of satellite dishes has also become more complex. This guidance note is designed to help you understand the planning regulations relating to satellite dishes in conservation areas. These guidelines cannot cover all the issues, you are therefore advised in particularly unusual circumstances to discuss any proposals with the Development Management Team on 01524582950 or dm@lancaster.gov.uk

It is strongly advised that you obtain advice **before** purchasing and siting a satellite dish.

What are Conservation Areas?

A conservation area is an area of special architectural and or historic interest, designated to preserve or enhance its character. Satellite dishes can impact the appearance and character of the conservation area and, therefore, there are additional restrictions on the installation of satellite dishes on properties located in these areas.

A number of unauthorised satellite dishes have been erected in conservation areas throughout the District, which is having a detrimental impact on the area's character. Please read the following information carefully to ensure you are aware of and adhere to restrictions on satellite dishes in conservation areas.



Try to avoid dishes on the front elevation of conservation area.

PLANNING PERMISSION

Planning permission is required to install a satellite dish:-

- If the dish is on a wall, chimney or roof flop which fronts the highway or public footpath
- If the dish exceeds 90cm in size – this means the measurement across and the dimension of the antenna (excluding any projecting feed element, the reinforcing rim and supporting brackets)
- If it to exceed the highest part of the roof or to be sited on a chimney stack
- If there is any other satellite dish on the dwellinghouse or within the curtilage

- If the building exceeds 15m or five storeys in height

DESIGN GUIDANCE

The legislation states that householders have an obligation to install a satellite dish in such a way as to minimise its impact on the external appearance of the building, and to remove it when it is no longer needed. This is particularly important in conservation areas where it is important to preserve or enhance the visual and historic character of individual properties and streets.

Consideration could be given to the following points before installing a satellite dish:

- Use the minimum size of dish available. As technology has improved, satellite dishes now come in a range of styles and sizes. The most common size now is 60cm, but these are also available as small as 38cm.
- Especially in conservation areas, satellite dishes should wherever possible be sited at the rear of properties and be inconspicuous as possible.
- Select a dish that blends with its background. Satellite dishes are available in range of styles and mesh or transparent dishes are often popular for these reasons.
- A small dish hidden behind a parapet wall, on the rear of a chimney stack, on a lower roof of an extension or garage or in a garden may be less conspicuous than one on the wall of the property.
- The performance of the dish is not affected by whether it is high up or low down on a building as long as its line of sight with the satellite is not affected, so bear this in mind when selecting the most subtle location for the dish.
- Do not site a dish where sensitive viewpoints would be harmed. For example in Morecambe's conservation area, one of the key assets of the area is the long sweeping views down to terraced streets towards the bay. A clutter of satellite dishes would greatly interfere with these attractive vistas.



Try to get a dish to blend with the background. Avoid destroying significant views of the conservation area or unnecessarily breaking the skyline.

GENERAL ISSUES

There are a number of other issues you should be aware of if you are considering installing a satellite dish or if you have previously installed one without adhering to this guidance and advice:

- If you are a tenant, you may need permission from your landlord to install a satellite dish.
- The installation of dishes near the windows and doors of a neighbour's property should be avoided.
- The installation of a satellite dish on a listed building will also require listed building consent.

- If the siting of a satellite dish fails to satisfy the guidance contained in this leaflet the Council may pursue enforcement action where it sees fit. However, in the first instance the Council will always try to negotiate a more acceptable location for the dish that will minimise its appearance, in accordance with the guidance contained in this leaflet. If negotiation fails then the Council may wish to pursue this further and take action to ensure the dish is relocated or removed.
- The satellite dish provider may be able to relocate the dish to a more appropriate location on the property for a small charge (usually about £60). This is often a more desirable solution than having to apply for (retrospective) planning permission for an unauthorised satellite dish.

If you require further information please do not hesitate to contact the Local Planning Authority.

Contact details:

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Lancaster LA1 1PJ
Email: dm@lancaster.gov.uk
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