SATELLITE DISHES AND OTHER ANTENNAS – ODPM CONSULTATION PAPER

1 SUMMARY

1.1 This report seeks Members' views on Government proposals for amendments to the General Permitted Development Order (GPDO) relating to the treatment of satellite dishes and other antennas

2 INTRODUCTION

- 2.1 The consultation paper is a response to the changes taking place in respect of digital and satellite technology. The proposals seek to regularise the way different antennas are treated under the planning system.
- 2.2 Under the current arrangements, there is a variation in the way that satellite dishes and other antennas are treated, and there is no clear methodology in respect of antennas located on a dwelling house, within a designated area (Conservation Area) or on other buildings, including blocks of flats and business premises.
- 2.3 In addition to satellite and other antennas, most homes have a TV aerial. Most conventional TV aerials have been treated as *de minimis*. (As in *de minimis non curat lex* the law does not concern itself with trifles). In other words, erecting a TV aerial has not been considered as development and, therefore, permitted development rules do not apply. On this basis, the options included in the consultation paper do not apply to TV aerials.
- 2.4 Appendix 1 to this report provides details of the questions asked in the consultation paper.

3 OPTIONS

- 3.1 The Government is proposing five possible options for dealing with satellite and other antennas in the future. Appendix 2 to this report summarises the options. Suggested responses to each of the consultation questions are provided below.
 - 1. Yes, this seems reasonable.
 - 2. Yes, there seems to be little doubt that further changes in the technology will come about and that the regulations should be flexible enough to deal with those changes.
 - 3. Existing satellite dishes are measured in centimetres across the width of the dish. Other antennas are available in various shapes and sizes. The

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Government is proposing that these types be measured by cubic capacity and this would seem to be sensible.

- 4. Yes
- 5. Option 1 allows for 1 satellite dish and 1 small antenna. This option would avoid a proliferation of antennas on dwelling houses and control their position to ensure least damage to the skyline.
- 6. Yes Option 1.
- 7. Yes those proposed seem reasonable.
- 8. Yes.
- 9. Option 1 provides appropriate controls in sensitive areas.
- 10. Yes Option 1.
- 11. Yes again those proposed in Option 1 seem reasonable.
- 12. Yes.
- 13. Option 2 the scale of flats and office buildings above 15 metres in height justifies a little more flexibility.
- 14. Yes.
- 15. Yes.
- 16. Yes.

4 ENVIRONMENTAL IMPLICATIONS

4.1 There is no doubt that the combined impact of satellite and other antennas on dwellings and other buildings can be significant, especially so in designated areas.

5 RECOMMENDATION

5.1 It is proposed that the Committee **RESOLVES**

That, subject to Members' comments, the Council's response to the consultation paper be as outlined in the report. (HPS)

Shaun Scrutton

Head of Planning Services

Background Papers: ODPM Consultation Paper "Satellite dishes and other antennas".

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APPENDIX 1

chapter 5 Summary of questions

General Principles

- 1. We propose that all antennas (except conventional TV serials) should be treated the same way within the GPDO irrespective of what is being transmitted. Do you agree with this principle?
- Do you agree that the provisions should be drafted so that they are flexible enough to cope with future technological developments?
- Do you agree with the proposed methods to measure antenna to safeguard technological neutrality? If not, what
 means would you suggest?
- 4. We propose to retain the existing regulations that stipulate two conditions that antennas are sited so as to minimise visual impact on the building and that any redundant equipment is removed. Do you agree?

Options for change

- a) Dwelling house
- Which of the proposed options do you prefer? Would you prefer an alternative option not set out in this paper?
 Why?
- 6. Do you agree that the number of antennas should be limited) if so, what limit would you prefer?
- 7. Do you agree that the size restrictions are appropriated if not, what restrictions would you prefet
- 8. The siting restrictions are intended to prevent the poor siting of antennss. Do you agree that these siting restrictions are appropriated if not, what restrictions would you prefer?
- b) Designated Areas
- Which of the proposed options do you prefer? Would you prefer an alternative option not set out in this peper?
 Why?
- 10. Do you agree that the number of antennes should be limited? If so, what limit would you prefer?
- Do you agree that the size restrictions are appropriated if not, what restrictions would you prefer?
- 12. The siting restrictions for designated areas are tougher in recognition of the impact that poor siting of antennas would have on visual amenity. Do you agree that these siting restrictions are appropriate for designated areas? If not, what restrictions would you prefer?
- c) Other buildings
- 13. Which of the proposed options do you prefer? Would you prefer an alternative option not set out in this paper? Why?
- 14. Do you agree that we should differentiate between the number of antennas permitted on buildings below 15 metres in height, and on buildings 15 metres and above?

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- 4.120 This would give people a choice as to who provides their telecommunications service, a wider range of services from which to choose and equitable access to the latest technologies as they become available, it would therefore facilitate the development of existing and new networks and support Government's objectives on Digital TV and broadband.
- 4.121 However, this option risks significant visual impacts in terms of profileration and prominence of antennas.
- 4.122 Whist this option would permit the installation of a dish it does not necessarily mean that all flat occupiers would be able to receive a service. As mentioned previously satellite reception is dependent upon fine of sight between the orbiting satellite and the receiving dish. In England, most dishes face towards the South in order to receive a signal. In some circumstances the flat/apartment may be on the side of the building that does not face the orbiting satellite.
 - Which option do you prefer? Would you prefer an alternative option not set out in this paper? Why?
- 4.123 The number of antennas permitted on a building is dependant on whether the building is above or below a 15 matre height threshold (approx 50 feet). In option 2, buildings below, 15 metres are permitted 2 antennas, whilst buildings 15 metres and above are permitted 4. In Option 3, the numbers of antennas is increased to 3 and 6 respectively, although there are siting restrictions in both cases. For option 4, the number is increased again also subject to siting restrictions. This is intended to prevent the problemation of antennas on unsuitable buildings.
 - Do you agree that we should differentiate between the number of entennas permitted on buildings below 15 metres in height, and on buildings 15 metres and above?
- 4.124 in Options 2-4, the restrictions on the size of antennas are intended to prevent unnecessarily large antennas being installed.
 - Do you agree that the size restrictions are appropriate for buildings of below 15 metres in height; and for buildings of 15 metres and above? If not, what restrictions would you prefer?
- 4.125 In Options 2-4, the restrictions on sitting aim to prevent the poor siting of these antennas.
 - The siding restrictions are intended to prevent the poor string of antennas. Do you agree that these siding restrictions are appropriate for buildings for below 15 metres in height; and for buildings of 15 metres and above? If not, what restrictions would you prefer?

APPENDIX 2

TV/BROADBAND antenna comparison table

DWELLING HOUSES

And

OTHER BUILDINGS (less than 15 metres/50 feet approx.)

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TV/BROADBAND antenna comparison table

DESIGNATED AREAS

PROPOSALS	Option !	Option 2	Option 3	Option 4	
Numbers of antennes permitted	• TV seriul(s) – de minimis	• TV aertal(s) — de minimis	• TV aertal(s) - de minimis	* TV nortal(s) - de minimis	• TV aertal(s) - de minimis
	FRONTING ANTENNAS None permitted NON-FRONTING	FRONTING ANTENNAS: • None permitted NON-FRONTING	FRONTING ANTENNAS: 1 antenna permitted NOALFRONTING	FRONTING ANTENNAS 2 antennas permitted NONFRONTING	FRONTING ANTENNAS: 3 ontennes (1 roof-mounted)
	ANTENNAS: * I sasellite dale* * I "small" antenne**	• 2 antennas permitted	ANTENNAS: • I additional antenna, .or 2 maximum	ANTENNAS: * I additional antenna, or 3 meximum	NON-PRONTING ANTENINAS • Unlimited
Size of antennas permitted	• TV scrisi(s) - de minimis	∼TV aeriai(s) – de minimis	• TV zertal(s) ~ de minimās	• TV aeriel(s) - de minimis	• TV aerial(s) ~ de minimis
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	"small" antenna: up to 50 cm (in any freet direction), &	- 2nd Sat Distr- up to 60 cm;	- 2nd Set, Distr- up to 60 em:	- 2nd/subsequent Sat. Dishts- up to 60 cm;	- 2nd/subsequent Sat Dish: - up to 60 cm:
·	not exceeding (591 sq. tm.	- Ist uniteriment up to 100 cm in any linear dimension and up to 35 knes ce (max vel). - 2nd uniterimit— up to 60 cm in any linear dimension and up to 35 litres ce (max vel).	- Ist articoher- up to 100 cm in any linear dimension & up to 38 litres oc (max viol) 2nd antennas- up to 60 cm in any linear dimension & up to 35 litres cc (max vol).	- Ist antamnas- up to 100 cm in any linear dimension & up to 35 litres cc (max vol) 2ndfaibsequent antamnas - up to 60 cm in any linear dimension & up to 35 litres cc (max vol).	- Ist aniernoa- up to 120 cm in any enear dimension and up to 35 fitnes oc (macket) 2nd/subsequent enfernass- up to 60 cm in any linear dimension and up to 35 fitnes oc (macket).
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	permitted on the chimney stack.	 Dishes/antennas not permitted on a chimney stack where 	Disheshmennus should not protrude more than 60 cm	 Dishes/americes should not prouvde more than 50 cm 	
	 Dishesiontenne not permitted on the walk or roof slope fronting a road or a Broads waterway. 	they are both fronting, and can be seen from a read, or a Broads waterway. Dishes/antennas not	above the highest point of the chinney stack.	above the highest point of the chimney stack	
	Dishes/antannas not permitted on a building which exceeds 15 metres height.	permitted on the vall where they are both fronting, and can be seen from a road or a Broads waterway.			٠,

TV/BROADBAND antentu comparison table

OTHER BUILDINGS

(Greater than 15 metres/50 feet approx.)

PROPOSALS	Option I	Option 2	Option 3	Option 4	Option 5
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	* 2 small antennas		workiseg)	mounted)	
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	+ Sat. Distre— up so 130/cm.	ALL ANTENNAS Sat Dibbs- up to 130 cm;	ALL ANTENNAS - Sat Diale-Lup to 130 cm;	ALL ANTENNAS - Set Disto- up to 130 cm;	ANTENNAS: - Unfimitiad
	* "amps" antermation to 50 cm (any linear direction), 8, not exceeding 1591 sq. cm.	 Other antenna- up to 130 on in any linear direction and up to 35 issue co (max vol). 	- Other antennat- up to 130 cm in any linear dimension and up to 55 litms cc (max vol).	- Other antenna:- up to 130 cm as any linear dimension and up to 55 litres co (max vol).	
	(Charmey-mounted satellite dishes & solomes- up to 45 on max.)	(Characty mounted satisface disher & anternation of the 60 cm max.)	(Chimney-mounted satellite) distress & antenna:	(Chinarey-mounted satellite distress with the (30 pm max)	
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