

Further Information

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Other Useful Publications

The following Planning Advice Leaflets are also available on request from the Planning Offices at Aquila House or you can download them from the planning pages at www.hastings.gov.uk/planning:

- Planning Advice 1: Pre-application Advice
- Planning Advice 2: The Decision Making Process
- Planning Advice 3: Comments and Objections
- Planning Advice 4: General Advice and Information
- Living in a Conservation Area – A Guide (Published by Hastings Borough Council)
- Listed Buildings – A Guide (Published by Hastings Borough Council)

Regeneration, Homes and Communities

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Large print and audio versions of this leaflet are available. Call 01424 451090.

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Advice 10

SATELLITE DISHES

Regeneration & Planning



Regeneration, Homes and Communities
www.hastings.gov.uk/planning



Introduction

A general permission exists under the Town and Country Planning (General Permitted Development) Order 1995, as amended by the Town and Country Planning (General Permitted Development) (England) (Amendment) (No2) Order 2005 for satellite dishes in certain circumstances.

Before you buy or rent a satellite dish, you are advised to contact check if planning permission is required to install it on you property. If it is required, planning permission should be granted before installation. You can check to see if planning permission is required at www.planningportal.gov.uk/permission.

If the satellite dish is already installed and planning permission would have been required, a retrospective planning application can be submitted. However, if it is refused you can be made to remove or relocate the dish.

Even if your supplier informs you that planning permission would not be required, always check yourself at www.planningportal.gov.uk/permission.

If you are not the owner of the property, you are advised to contact the owner or landlord for permission to install the dish.

Listed Buildings

If a satellite dish is to be installed on a listed building, Listed Building Consent will be required, as it is likely to affect the character or appearance of the building or it's setting. The Planning Department will be able to advise you if you are unsure if the property is a listed building, or you can check on-line on the planning pages of the Hastings Borough Council website. Details are on the back of this leaflet.

Fee

If planning permission is required, there is a fee of £135 and it is likely to take between 6-8 weeks to determine. There is currently no fee for an application for Listed Building Consent.

Good Siting & Design

Whether planning permission is required or not, the positioning and design of a satellite dish is critical.

We will try to keep dishes from being sited in prominent positions. Therefore, when possible you should avoid siting the dish on front elevations, or elevations fronting a road. You should also locate it in a position where your neighbours and the public cannot see it. Sometimes satellite dishes may have to be sited in gardens rather than on the roof or walls of buildings.

If the dish needs to be located at the front, it may be that it could be installed at the back but angled over the roof. Ask your installer for advice.

You should also ensure the dish blends with its chosen background, for example avoid a white dish on a dark brick elevation.

Poor siting and design could lead to us asking for the dish to be relocated or removed - at your own expense.

Communal Satellite Dishes

Planning permission is unlikely to be granted for several dishes on a single building. If there is already the maximum number of dishes on the building, it is possible to have a communal satellite dish which can be shared with other residents in the same building.

Most installers are able to fit LNBs (Low Noise Blocks) to supply either two, four or eight digiboxes. Not only would this reduce the visual impact of numerous satellite dishes on one building, it would also reduce the cost of installation.

A shared system does not include a communal subscription; this would need to be undertaken individually.

Planning Policies

Policy DG22 - Satellite Dishes

Where planning permission is required for satellite dishes or similar aerials they will be required, where practicable, to be located on rear elevations or in gardens and, if at all visible, be of a colour that blends with the surroundings.

In the case of Listed Buildings or within a Conservation Area or similarly sensitive area, they will be required to be in locations that are not publicly visible.

In appropriate situations, we will require that a single communal dish or aerial is provided to serve more than one property.

