

Domestic Television, Satellite Antennae and Communications Equipment

Planning Guidance Note

Introduction

This Guidance Note explains how the Council will apply its broad policy on the siting of antennae and dishes.

The Council recognises that modern television and telecommunications reception requires such apparatus, but its uncontrolled proliferation, particularly in high amenity residential neighbourhoods, Townscape Protection Areas and Conservation Areas would be very detrimental to visual amenity.

This Guidance Note establishes where and what kind of apparatus will and will not be permitted in the public interest

Format of Guidance

All planning guidance notes are material considerations in the assessment of planning applications and shall be afforded significant weight in the decision making process. Failure to comply with Guidance Notes may be a reason for refusal of planning consent.

Planning Framework

The Town and Country Planning (General Permitted Development) (Scotland) Order 1992, as amended by the Town and Country Planning (General Permitted Development) (Scotland) Amendment Order 2011, states that microwave and telecommunications antennae in many circumstances do not require planning permission.

Planning permission is often required for such antennae, particularly when situated within a Conservation Area. Listed Building Consent may be required. You should check with the Planning Service prior to installation of any microwave, satellite or telecommunications antennae.

Even if planning permission is not required for the proposed antennae, care should be taken on the siting of apparatus and, ideally, the advice given in the following section should be followed. Within flatted developments, some operators have special receivers to minimise the number of antennae on any building.

Policy Guidance

In all cases, whether permitted development or not, the visual impact on the site and on neighbouring properties and windows will be taken into account. Some form of screening may be required to reduce the visual impact on neighbours or the public.

In all cases, antennae should:

- be largely screened or out of sight from a public place; and,
- be of a close colour match and use materials similar in appearance to the existing building and roof to reduce obtrusiveness.

In all cases, antennae should not:

- project 1 metre beyond the corners of a wall, if wall mounted;

- project 1 metre above the ridgeline or forward of any wall if on the roof of a dwellinghouse;

For proposals which fall outwith permitted development rights, a planning application will be required. The following points shall be considered when determining an application.

Antennae dishes should:

- be no larger than 90 centimetres in diameter; and,
- wherever possible be in an inconspicuous colour, closely related to the immediate surroundings.

Antennae mountings should:

- be as unobtrusive as possible; and,
- be of the same colour as the dish.

Conservation Areas and Listed Buildings

Applications will be judged on their merits, however the following guidance should inform applicants of the expected quality of decision making.

Proposals for antennae on Listed Buildings, in Conservation Areas and in Townscape Protection Areas will normally only be acceptable where they are effectively screened from public view and the amenity of the Conservation Area is not adversely affected. Antennae will not be acceptable where the architectural or historic character of the building or its setting is likely to be adversely affected. Care should be taken on the method of fixing the apparatus to the building and certain types of fixings may not be acceptable. Both planning permission and Listed Building Consent may be required.