The purpose of this leaflet is to give general advice on where planning permission would be required for the installation of a satellite dish and to provide siting guidance in order to minimise visual impact. When consulting this document, reference must be made to other relevant Development Advice Notes and Planning Policies. Stirling Council takes no responsibility for any omissions or misinterpretations contained within this DAN.
Introduction

Technological advances in communication and television have made satellite dishes a common sight throughout our neighbourhoods.

However, it is important to site satellite dishes appropriately so that they are not visually detrimental to the character of the surrounding area.

This leaflet advises when planning permission is required and gives guidance on the most suitable locations for satellite dishes.

Checklist

Before you embark on installing a satellite dish the following checklist provides a clear, step-by-step guide of the main points you should consider for the most suitable installation:

- Determine whether you need Planning Permission or Listed Building Consent. If so, apply through Stirling Council.

- Follow the siting guidance set out in this leaflet.

- In coming to a decision on the siting of your satellite dish you should consider the neighbours, the public and the environment.

- Select the smallest or most suitable dish required for good reception so to reduce its visual impact eg a mesh dish may be less damaging than a solid dish, or perhaps a white dish may be more appropriate against a lighter background.

- If the dish is not supplied by the service provider, use a reputable, authorised supplier and installer.

- Remember that good dish siting (out of public view or to the rear of the property) will preserve the appearance of your home.

- Take particular care with siting in National Scenic Areas, Conservation Areas and on listed buildings.

- Remember that inappropriate siting may result in the need for the satellite dish to be removed and re-sited at your own expense.

- If in doubt, check with the Council’s Planning and Regulation team.
Do I require Planning Permission?

The Town and Country Planning (General Permitted Development) Order 1992 and its subsequent amendments allow, in some circumstances, for the installation of a satellite dish without the need for Planning Permission. The following section acts as a guide to whether or not you will require Planning Permission.

If you live in a house (detached, semi-detached or terraced) or flat in a Conservation Area or National Park, any dish facing a public road will require planning permission. The placing of any dish on a listed building will require Listed Building Consent.

If your house or flat does not fall within these restrictions, the criteria for needing Planning permission are:

If you live in a house or within the grounds of an estate ...

You will require Planning Permission for a satellite dish if:
- the dish exceeds 90cm in diameter.
- there is already a satellite dish on your house.
- the dish projects above the highest part of the roof (not including the chimney).
- the dish causes notable visual intrusion.

If you live in a flat ...

You will require Planning Permission for a satellite dish if:
- the dish exceeds 90cm in diameter.
- there are at least two dishes already on the building.
- the dish causes notable visual intrusion.
So where should they go? siting guidance

- **On the ground**
  A rear garden location is preferred above any other location. Where a rear garden is open to public view, appropriate screening may be required. A front garden location will be discouraged unless adequately screened.

- **On house walls**
  Siting on a rear wall is preferred unless it is visually obtrusive. Positioning on a gable wall visible to public view may be acceptable where the dish is adequately screened or set back. Satellite dishes should not be sited on a frontage wall. With all wall locations the dish should not project from the corner of the wall itself or above eaves height.

- **On outbuildings**
  Garages, extensions or other outbuildings to the rear of the property are suitable locations. Where visible to the public, dishes will generally be allowed if set well back from the frontage of the building or if partially screened.

- **On roof**
  Where other options have been exhausted a dish may be discretely sited on the roof, preferably within a roof valley, at a base of a chimneystack or on the rear slope of a pitched roof. However, it should not project above the highest ridgeline of the roof or forward of any wall.

- **Conservation Areas/Listed Buildings**
  Subject to any necessary consent being granted satellite dishes should be sited in the most discrete position possible, preferably completely out of public view. Dishes should not be situated on any public elevation.
Is a Building Warrant required for installation?

You will only need Building Warrant if the installation of the satellite dish requires major building works or has any structural implications detrimental to the building's stability. If a warrant is required contact:

**Building Control**
Planning & Regulation
Municipal Buildings
Corn Exchange Road
Stirling
FK8 2HU
Tel: 01786 432177

Application Forms

If you require Planning Permission or Listed Building Consent, application forms can be downloaded from the Council's website or collected from Viewforth or your local Council office. If you have any property enquiries, or require any further advice, please contact us at:

**Environment Services**
Stirling Council
Viewforth
Stirling
FK8 2ET
Tel: 01786 443322
(Ask to speak to a Development Control Officer)

Are there any alternatives to standard satellite dishes?

Most satellite providers issue their own standard dishes. However, where possible, efforts should be made to use the least visually intrusive satellite dish in terms of size or colour. For residents of flatted properties there is the option of installing a communal satellite dish system. For general advice or specific details of the viability and cost of such a system, please contact an authorised satellite provider. If a suitable site cannot be found upon your property, or planning permission is refused, then consideration should be given to packages through a cable network. Contact cable operators to check if this is available within your area.

Good example of alternative satellite dishes
Contacts

Planning Permission and Listed Building Consent

Environment Services
Stirling Council
Viewforth
Stirling
FK8 2ET
Tel: 01786 442969
Fax: 01786 443003
Email: planning@stirling.gov.uk
Web: www.stirling.gov.uk

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