

"Offering our community more than a home"

Satellite Dish Policy

Housing Services Sub-Committee submission: 22 January 2019

Last Approved: October 2015

Date Approved:

Next Review date: January 2022

CHA Objectives:

- To provide quality, affordable housing that meets the changing needs of our customers and to ensure fair access to housing within our area.
- To manage the houses provided, in a professional and cost effective manner, for the benefit of our local community and the environment.
- To provide a first class maintenance service which offers value for money and ensures the comfort and safety of our residents while achieving high levels of satisfaction

Regulatory Standards:

- The governing body leads and directs the RSL to achieve good outcomes for its tenants and other service users.
- The RSL is open about and accountable for what it does. It understands and takes account of the needs and priorities of its tenants, service users and stakeholders. And its primary focus is the sustainable achievement of these objectives.
- The RSL manages its resources to ensure its financial well-being and economic effectiveness.
- The governing body bases its decision on good quality information and advice and identifies and mitigates risks to the organisation's purpose.

This policy can be made available on request in a variety of different formats, such as on tape, in large print and translated into other languages.

Introduction

Satellite dishes can have an adverse effect on the external appearance of buildings and street scenes, particularly where concentrations of dishes are erected. Areas of outstanding townscape character and listed buildings are particularly vulnerable to the adverse effects of such equipment. This policy seeks to protect the environment and buildings from unsympathetic or poorly situated satellite dishes.

Legal Requirements

The Scottish Secure Tenancy Agreement Section 5.24 (Alterations and Improvements) states:

“If you want to:

- *alter, improve or enlarge the house, fittings or fixtures;*
- *add new fixtures or fittings (for example kitchen or bathroom installations, central heating or other fixed heaters, double glazing, or any kind of external aerial or **satellite dish**);*
- *put up a garage shed or other structure;*
- *decorate the outside of the house;*

You must first get our written permission. We will not refuse permission unreasonably. We may grant permission with conditions including conditions regarding the standard of the work.

If you make a request to us for permission to carry out alterations or improvements etc. to the house we will reply to your written request within one month of receipt of the written application. In that reply we will tell you if we agree to the proposed alterations etc. and if so whether we attach any conditions. If we do not reply within one month, we are taken to have agreed to your request. If we refuse this kind of permission, we will let you know in writing our reasons for refusal within one month of receipt of your written application. If you are unhappy about our refusal you have the right to make application to the Sheriff. You can appeal against a refusal or the conditions we have attached.

Such works will not be taken into account in determining rent levels.”

Conditions for sharing owners and owner occupiers in mixed tenure blocks are contained within individual Occupancy Agreements and Deeds of Conditions.

Criteria required for granting permission

At present, common satellite feeds are available within all flatted accommodation within the Association’s stock (including multi-storey flats). No permission will therefore be granted to any resident who applies to erect a satellite dish at these properties.

With the exception of flatted properties, the Association will not unreasonably refuse permission for the installation of a domestic satellite dish provided the following conditions are met:

- The proposed installation must comply with West Dunbartonshire Council's "permitted development" criteria as detailed in their Development Management Householder Advice Note No. 4 (copy attached).
- Permission must be obtained from the Association and WDC (if applicable) before any dish is installed.
- The dish must be located in a position approved by the Association.
- Any dish installed should be of the "mini dish" type i.e. 50-75cm.
- All cabling shall be discretely fitted and sealed at the point (if necessary) of penetration through the building. No loose cabling will be permitted on the externals of the building.
- Routing of cabling through window or door frames will not be permitted.
- Any dish installed must be mounted securely.
- The installation will be completed by competent trades' people.
- The tenant will be responsible for any damaged caused to the fabric of the building.
- The tenant will be responsible for any maintenance of the dish and its wiring and for any fault arising from these items.
- The tenant will, at their own expense, arrange for removal of the dish and making good of any damage to the fabric of the building at the end of their tenancy.
- The Association will inspect approved installations on completion to ensure they comply with all required conditions. Any remedial works required will be made at the expense of the tenant.
- The Association reserves the right to remove any unapproved and/or unsafe installations and recover costs accordingly.

Where a resident requests permission to install a dish requiring extra cable feeds (for example Sky Q) and the current communal system would not have sufficient capacity to allow installation, the Association will refuse this request. If a fault is found within a property, caused by such installations, the Association retains the right to disconnect the cabling causing the problem and recharge the associated costs to the residents responsible.

Retrospective Permission

If during estate management visits, it becomes clear that a satellite installation has been effected without permission, then the tenant will be contacted and retrospective permission will be granted provided that the necessary paperwork is completed confirming that all of the above conditions have been met.

Equal Opportunities

Clydebank Housing Association will ensure equality of opportunity across the full range of our activities, including both employment and service provision. We will not discriminate on the grounds of Age, Disability, Gender Reassignment, Marriage and Civil Partnership, Pregnancy and Maternity, Race, Religion or Belief, Sex, and Sexual Orientation.

Flatted Property

Having a separate dish for each flat is unsightly and expensive. You should speak to your neighbours to see if it is possible to share a single dish instead

If planning permission is required

Submit a planning application and General Advice Note 2 provides guidance on this. You will need to provide scaled drawings showing your house and garden area along with elevation drawings showing the location of the dish and details of the size of the dish and any fittings required. Dimensions should be in metres.

Applications can be submitted online at the e-Planning Scotland website: <https://eplanning.scotland.gov.uk/>

Landlords consent

Before putting up any satellite dishes you should check to see if you need landlords consent if you are currently renting from the Council or a Housing Association.

How to contact us

If you wish to discuss your proposal or find out whether you need planning permission you can

Email us at: development.management@west-dunbarton.gov.uk

Phone us on: 01389 738575

Write to us: **Development Management,
Council Offices,
Rosebery Place, Clydebank
G81 1TG**

Historic Scotland's website can be found at: <http://www.historic-scotland.gov.uk/listing>

Updated August 2012

Satellite Dishes



Is planning permission required?

This depends on the type of property you live in and the size of the dish. Most satellite dishes are "permitted development" which means that planning permission is not needed.

The types of properties which have permitted development rights for satellite dishes include flats, 4-in-a-block, detached, semi-detached and terraced houses. The dish can be sited anywhere (see section below for good practice) but must **not protrude more than 1 metre from the outer surface of the wall, roof plane, roof ridge or chimney of the house**. If it does protrude more than one metre then planning permission will be required.

Properties in **Conservation Areas** do need planning permission to erect a satellite dish. The Conservation Areas are:

Old Kilpatrick	Mount Pleasant Drive, parts of Station Road and Dumbarton Road, Lusstet Road
High Dalmuir	Overtoun Road, in part, Maxwell Street, Methven Street, Clark Street, in part, Melbourne House at Regent Street, Duntocher Road, in part, Risk Street, Stevenson Street, in part.
Kirktonhill Dumbarton	Kirkton Road, Helenslee Road, Dixon Drive/Avenue, Clydesore Road, Methlan Park, Gleddach View, Veir Terr and Westbridgend
Knoxland Square Dumbarton	including parts of Victoria Street and Bruce Street

Listed buildings do not need planning permission but **listed building consent** is required if the dish would be attached to or within the grounds of a listed building. Historic Scotland's website provides details of all listed buildings and you can contact Development Management to find out if listed building consent would be required.

Selecting a dish—things to remember

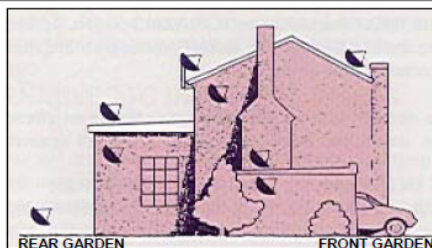
Even although planning permission may not be required you should think carefully about how to reduce the visual impact of the satellite dish on your property and the streetscape. Concerns about dishes tend to be due to poor siting or the colour and appearance of a dish against its background. You should

consider the following when selecting a dish:

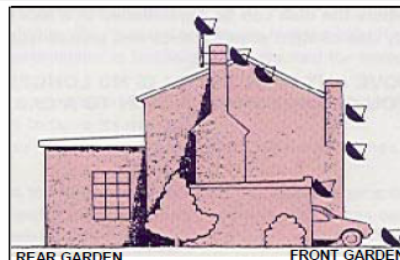
- choose the smallest dish available for good reception. Sizes of 50– 75cm can now be used for most of Scotland;
- a white dish may blend against a white background but may be conspicuous against darker backgrounds; and
- a mesh dish is less obtrusive than a solid one.

To **reduce the visual impact** choose a location which might be less conspicuous but which still gives good reception. For example, behind chimney stacks, behind roof parapets or on a side or rear wall.

ACCEPTABLE LOCATIONS FOR SITING A DISH



UNACCEPTABLE LOCATIONS FOR SITING A DISH



For Office Use Only – Actions

Customer Consultation Required/Arranged	No
Intranet Update	Yes
F Drive Update	Yes
Website Update	Yes
Leaflet change required?	Yes
Newsletter Promotion?	Yes
Other information updated, e.g. posters, automatic email responses, post cards, answering machine messages, etc.	No
Equality Impact Assessment completed	Yes