

INSTALLATION OF SATELLITE DISHES

|  |  |
| --- | --- |
| Date of policy | September 2018 |
| Date Policy reviewed | November 2018 |
| Date of next review | November 2023 |

1. **INTRODUCTION**

Many householders now obtain their television service from satellite companies via cable or a satellite dish erected on or in the vicinity of the property.

The Association are therefore required to have a policy in place in order to protect the environment from unsympathetic or poorly sited satellite dishes.

The law requiring planning permission for satellite dishes is complex and the content of this policy is based on guidelines received from the Department of Physical and economic regeneration.

**2. DWELLING HOUSES**

The main issue in relation to installation of satellite dishes is the effect on the visual amenity of the street frontage or frontages. The ideal setting for a satellite dish will be in the back garden, on the ground and effectively screened by either a wall, a fence or dense planting. The next most suitable locations would be siting on the rear slope/roof of the house, the rear of the house or the roof of a garage, extension or other outbuilding to the rear of the house.

Dishes in these locations would be less likely to be seen from the street if they were kept below the ridge line. We appreciate that this may not always be possible and applications will be dealt with on an individual basis.

A less satisfactory solution would be siting a dish at the side of the house but this may be required in certain circumstances in order to obtain a suitable reception.

Current planning regulations stipulate that dishes are not allowed on the front of the property under any circumstances. Legal action will be taken against any tenant who fails to adhere to these regulations.

**3. FLATTED RESIDENTIAL PROPERTIES**

Tenemental properties are used for the erection of both domestic satellite dishes and antennas. Dishes should be erected on the rear of the building or rear slope of the roof.

1. **REDUNDANT EQUIPMENT**

In order to ensure that unnecessary or redundant apparatus is removed from domestic property the relevant condition will be attached to all consents.

A condition will be attached to all consents for dishes, antennas requiring unused apparatus to be removed within a month of it becoming unused.

1. **DAMAGE TO FABRIC**

The tenant will ensure that the satellite dish is fixed securely to the building and will be responsible for any repair work arising as a consequence of the dish not being securely fixed.

The tenant will also be responsible for removing and re-fixing the dish in the event of planned maintenance to the fabric of the building e.g. external painterwork or re-rendering.

1. **INSURANCES**

The tenant will also be responsible for ensuring that they have adequate insurance in place to cover for risk against damage to people or property caused by falling satellite dishes. The Association will not be responsible for any claim or action arising from damage caused by dishes becoming detached.

1. **POLICY REVIEW**

The policy will be reviewed every 5 years and an annual report will be provided to committee detailing number of dishes installed on to domestic property during the course of the year.