Expiry Date - 11/10/2010

Development Control – Delegated Officer Report

Application Number: ADC/0303/10 **Recommendation – Permit Application**

Site: **9 Norbury Close Lancing West Sussex BN15 0QL**

Proposal: **TV Satellite dish and digital aerial mast at rear of garage, 7.5m overall height above ground level (retrospective)**

The Application

The application property is a semi detached bungalow located at the eastern end of Norbury Close. Retrospective permission is sought to retain a 7.5m high TV aerial mast which has been erected at the rear of the attached garage. There is a line of tall trees on the eastern boundary (not in the applicant's ownership) which are interfering with the transmission signal and the position and height of the mast is necessary in order to receive a clear digital signal. The mast also contains a satellite dish at 5m height.

Consultations and Representations

Consultations/Comments

Adur District Council – The Environmental Health Officer has no objection

Lancing Parish Council – No objections

Third Parties

1 letter received from the occupier of 6 Swanbourne Close objecting to the application on the following grounds:

- The aerial contravenes the Council's guidance
- Location of pole could be improved to make it blend into environment better
- It currently stands out from both the front and back of the property

1 letter received from the occupier of 12 Norbury Close supporting the application. They state that the mast is necessary in order to receive a clear signal and the application should be supported.

Relevant Planning Policies and Guidance

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Adopted Adur District Local Plan 1993 – 2006 (ADC 1996): AG1, AB28, AB29
A Householder's Planning Guide for the Installation of Antennas, including Satellite Dishes (DCLG 2008)

Planning Assessment

Policies

Policy AB28 refers to satellite television dishes and states that permission will be granted subject to their siting and colour having no significant adverse impact on the environment or the amenity of nearby dwellings.

Policy AB29 refers to other telecommunications development, including antennas of all kinds, and states that the apparatus should be sited and designed so as to minimise its visual impact on the environment in which it is located.

The DCLG Householder's Guide offers advice on siting and recommends floor-mounted rather than pole-mounted dishes in order to reduce their visibility.

Visual amenity and character

The applicants have explained that their satellite dish was originally mounted on the south west corner of the bungalow and the signal cleared the tops of the adjacent trees to the east. Their service was later upgraded to receive HD signals and Broadband which require a stronger signal. This led to problems with reception, primarily due to tree growth affecting the signal. The dish was therefore moved to a position behind the garage, further from the trees, and placed on a 3m pole. They still experienced problems so a 5m pole was tried and finally the present pole (approximately 7m).

The mast is tall but is set back from the road, behind the garage, and consists of a thin aerial with a dish at lower level. It is not readily visible from Norbury Close other than when viewed from directly in front of the property and is not considered to be an unsightly or visually harmful feature. While Government and local policy advice seeks to minimise the visual intrusion of such features, account must be taken of the practical need for a clear signal and the consequences of requiring a re-siting or lowering of the mast.

It is not therefore considered that the mast is sufficiently detrimental to its surroundings to warrant a refusal of the application.

Residential amenity

The mast is visible from the immediately adjoining dwellings, including from those dwellings at the rear on higher ground in Swanbourne Close. While visible, for the reasons stated above, it is not considered that the mast is causing serious detriment to visual or residential amenities in the area to warrant a refusal of the application.

Recommendation

APPROVE for reason that:-

The mast does not detract from the local environment or cause unacceptable detriment to the amenities of neighbouring properties. It consequently does not conflict with policies AG1, AB28 or AB29 of the Adur District Local Plan

Case Officer Peter Barnett Date 14 September 2010