

**4/03013/16/FHA - INSTALLATION OF SATELLITE DISH 110 CM IN DIAMETER.
8 MILLBANK, HEMEL HEMPSTEAD, HP3 9RN.
APPLICANT: Miss M Ghulam.**

[Case Officer - Briony Curtain]

Summary

The application is recommended for approval.

Site Description

The application site is located to the north-eastern corner of Millbank in Apsley and comprises a first floor flat.

Proposal

Planning permission is sought for the erection of a 110cm diameter satellite dish to receive foreign tv channels to aid a resident with severe learning difficulties. The dish would be sited on the southern side of the building at first floor level.

Referral to Committee

The application is referred to the Development Control Committee as it is a council owned building.

Planning History

None on record

Policies

National Policy Guidance

National Planning Policy Framework (NPPF)
Circular 11/95

Adopted Core Strategy

NP1 - Supporting Development
CS1 - Distribution of Development
CS4 - The Towns and Large Villages
CS12 - Quality of Site Design

Saved Policies of the Dacorum Borough Local Plan

Appendices 3,

Supplementary Planning Guidance / Documents

Environmental Guidelines (May 2004)
Area Based Policies (May 2004) - Residential Character Area [HCA 12; Apsley]

Summary of Representations

No comments received.

Considerations

The site is situated within the town of Hemel Hempstead wherein residential development is acceptable in accordance with Policy CS 4 of the Core Strategy.

Saved appendix 7 of the Dacorum Local Plan (1991), policies CS11, CS12 of the Core Strategy (2013) and the NPPF (2012) all seek to ensure that any new development/alteration respects or improves the character of the surrounding area and adjacent properties in terms of scale, massing, materials, layout, bulk and height.

Given its position high on the building and location beyond a mature tree, the satellite dish would not have an adverse impact on the overall character or appearance of the building or the wider area; it would in fact be largely concealed from most public vantage points. There are numerous examples of satellite dishes in the immediate vicinity, albeit slightly smaller than that proposed, and as such the additional one would not appear unduly prominent or incongruous in the street scape. The proposal thus complies with the above policy requirements.

It is important to note that a dish of 100cm diameter would not require formal planning permission and could be erected under normal permitted development rights. This is a material consideration that should be afforded weight in the current considerations. Given its siting and elevated position, the dish would have a limited visual impact and the additional 10cm diameter (which means it requires consent) would be negligible in visual terms. The benefits the dish would provide (receiving foreign tv channels for council tenant with severe learning difficulties) would outweigh any slight visual harm the erection of the slightly larger dish may cause. The area is well landscaped and a mature tree is sited immediately in front of the application site which will soften its overall visual impact.

The application is recommended for approval.

RECOMMENDATION - That planning permission be **GRANTED** for the reasons referred to above and subject to the following conditions:

- 1 **The development hereby permitted shall be begun before the expiration of three years from the date of this permission.**

Reason: To comply with the requirements of Section 91 (1) of the Town and Country Planning Act 1990 as amended by Section 51 (1) of the Planning and Compulsory Purchase Act 2004.

- 2 **The development hereby permitted shall be carried out in accordance with the following approved plans/documents:**

[Site Location Plan](#)
[Photographs of building](#)
[Satellite dish specification](#)

Reason: For the avoidance of doubt and in the interests of proper planning.

Article 35;

Planning permission has been granted for this proposal. Discussion with the applicant to seek an acceptable solution was not necessary in this instance. The Council has therefore acted pro-actively in line with the requirements of the Framework (paragraphs 186 and 187) and in accordance with the Town and Country

Planning (Development Management Procedure) (England) (Amendment No. 2)
Order 2015.