

What is a valid objection to a planning application?

The Planning Department can only take into account 'material planning considerations' when looking at comments. The most common of these (although not an exhaustive list) are shown below:

Reasons for objection

- Planning History - previous decisions on the site or in the immediate locality for similar proposals including any appeal decisions
- Comments from consultees
- Impact on the natural environment such as impact on specially protected sites for nature conservation, ecology, biodiversity, habitats, AONBs, etc
- Loss of light or overshadowing
- Overlooking/loss of privacy
- Visual amenity (but not loss of private view)
- Adequacy of parking/loading/turning
- Highway safety
- Traffic generation
- Noise and disturbance resulting from use
- Hazardous materials
- Smells
- Loss of trees
- Effect on listed building and conservation area
- Layout and density of building
- Design, appearance and materials
- Landscaping
- Road access
- Local, strategic, regional and national planning policies
- Government circulars, orders and statutory instruments
- Disabled persons' access
- Compensation and awards of costs against the Council at public enquiries
- Proposals in the Development Plan
- Nature conservation
- Archaeology
- Solar panels
- Lack of community facilities or local infrastructure
- Human Rights Act

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Reasons that do not qualify as a valid objection

The Planning Department cannot take into account matters which are sometimes raised but are not normally planning considerations such as:

- The perceived loss of property value
- Private disputes between neighbours
- The loss of a view
- Competition from a similar use e.g., too many of this use
- Lack of need for the proposal
- The impact of construction work or competition between firms
- Restrictive covenants
- Ownerships disputes over rights of way
- Fence lines etc
- Personal morals or views about the applicant.

Please note:

Generally speaking, the personal circumstance of an applicant is not a material planning consideration but can be in specific cases such as where a locational or functional need might be required.

The weight attached to material considerations in reaching a decision is a matter of judgement for the decision-taker however the decision-taker is required to demonstrate that in reaching that decision that they have considered all relevant matters.