

Valid Reasons for planning objections – not exhaustive

What sort of things can be taken into account?

It is helpful if you give reasons as to why you support or oppose a proposal. It is not the number of responses that may affect a decision but the planning issues raised.

In considering a planning application, the Council has a statutory duty to have regard to the provisions of the [Local Plan](#) and any other material considerations. The most common material considerations include the following, although the list is not exhaustive.

Local strategic, regional and national planning policies
Government circulars, orders and statutory instruments
Previous planning decisions (including appeal decisions)
Design, visual appearance, and materials
Layout and density of buildings
Loss of daylight or sunlight
Overshadowing/loss of outlook/visual amenity (but not loss of view)
Overlooking/loss of privacy
Noise and disturbance from use
Smells
Light pollution
Highway safety issues
Traffic generation
Vehicular access/road access
Adequacy of parking/loading/turning
Impact/loss of trees/hedgerows
Landscaping
Nature conservation and effect on protected species
Intrusion into the open countryside/Green Belt
Risk of flooding
Effect on Listed Buildings and Conservation Areas
Archaeology
Hazardous materials and ground contamination
Solar Panels
Proposals in the Development Plan
Compensation and awards of costs against the Council at public enquiries
Disabled persons' access

What can't be taken into account?

The Council cannot take into account matters which are sometimes raised but are not normally planning considerations and cannot be addressed through the planning process, such as:

Loss of view including over other land
Rights to light
Loss of property value
Breach of restrictive covenant
Loss of trade to a competitor
The level of profit a developer might make or competition between firms
Personal circumstances of the applicant (in most cases)
Personal morals or views about the applicant or objections based on race, age, religion, or sexual orientation of the applicant
Moral objections e.g. to uses such as amusement arcades and betting offices
Matters controlled under Building Regulations or other non-planning laws, e.g. structural stability, drainage, fire precautions, environmental protection etc.
Private issues between neighbours e.g. land/boundary disputes, loss of ability to maintain property, damage to property, private rights of way, covenants etc.
The impact of construction work or problems arising from the construction period of any works, e.g. noise, dust, construction vehicles etc.
The development is already completed
Retrospective nature of approval sought i.e. if development is already built or started without permission. It is still necessary to look only at the planning merits.

Of vital importance is that applications must, under the legislation, be determined in accordance with the Local Plan, unless other issues suggest that this would be inappropriate.

Please note: it is important to understand that the material considerations relevant to any particular application will need to be weighed in the final decision process according to their seriousness and relative importance.