

Highways - access/roads unsuitable for the development (where access is a relevant consideration)
Loss of light - dependant on the size/siting of the development to a neighbouring property's principal windows
Design/size/scale/materials of proposal in relation to existing property; neighbouring property(ies)
general location
Effect on/loss of protected trees or listed buildings
Setting of listed buildings or conservation areas
Noise, fumes, smell, loss of privacy
Risk of flooding as a result of the proposal
Loss of a valuable facility, particularly if dealt with in a Local Plan Policy Location of proposed development (e.g. is a proposed new dwelling within a recognised settlement boundary in the Local Plan)

Things which are NOT normally valid planning considerations include: -

Loss of view/aspect
Civil restrictions such as restrictive covenants
Personal matters relating to the specific applicant
Land ownership issues
Retrospective nature of any proposal
Principle of development just because it is in a conservation area
Changes to land/property values
Note Listed Building Consent applications, the only consideration is the effect on the Listed Building and with advertisement consent application the only considerations are public amenity and road safety.

VALID REASONS FOR COMMENT

Comments that are clear, concise and accurate stand more chance of being accepted than those that are not. When planning applications are considered, the following matters can all be relevant. These are sometimes referred to as 'material planning considerations':

- Central government policy and guidance - Acts, Circulars, Planning Policy Guidance Notes (PPGs) etc.
- The Development Plan - and any review of the Development Plan which is underway.
- Adopted supplementary guidance - for example. village design statements, conservation area appraisals, car parking standards.
- Replies from statutory and non-statutory agencies (e.g. Environment Agency, Highways Authority).
- Representations from others - neighbours, amenity groups and other interested parties so long as they relate to land use matters.
- Effects on an area - this includes the character of an area, availability of infrastructure, density, over-development, layout, position, design and external appearance of buildings and landscaping

- The need to safeguard valuable resources such as good farmland or mineral reserves.
- Highway safety issues - such as traffic generation, road capacity, means of access, visibility, car parking and effects on pedestrians and cyclists.
- Public services - such as drainage and water supply
- Public proposals for using the same land
- Effects on individual buildings - such as overlooking, loss of light, overshadowing, visual intrusion, noise, disturbance and smell.
- Effects on a specially designated area or building - such as green belt, conservation areas, listed buildings, ancient monuments and areas of special scientific interest.
- Effects on existing tree cover and hedgerows.
- Nature conservation interests - such as protection of badgers, great crested newts etc.
- Public rights of way - more information on these is available from the [Countryside Team](#)
- Flooding or pollution.
- Planning history of the site - including existing permissions and appeal decisions.
- A desire to retain or promote certain uses - such as playing fields, village shops and pubs.
- Need for the development - such as a petrol station
- Prevention of crime and disorder
- Presence of a hazardous substance directly associated with a development
- Human Rights Act
- Precedent - but only where it can be shown there would be a real danger that a proposal would inevitably lead to other inappropriate development (for example, isolated housing in the countryside)

9. IRRELEVANT REASONS FOR OBJECTION

There are certain matters which do not amount to 'material planning considerations' under current legislation and guidance. These matters cannot be taken into account in considering a planning application and should not be included in objections as they weaken your case:

- The identity of the applicant or occupant
- Unfair competition

- Boundary disputes
- Breach of covenants and personal property rights, including rights of way
- Loss of a private view
- Devaluation of property
- Other financial matters
- Matters controlled by other legislation - such as internal space standards for dwellings or fire prevention
- Religious or moral issues - such as betting shops and amusement arcades
- The fact that the applicant does not own the land to which the application relates
- The fact that an objector is a tenant of land where the development is proposed
- The fact that the development has already been carried out and the applicant is seeking to regularise the situation. (People can carry out development at their own risk before getting planning permission)
- The developer's motives, record or reputation

Some points which may be considered to form a valid planning objection include:-
 non-compliance with the Structure Plan, Local Plan, or national guidance;
 impact on adjacent property and the local area;
 noise, nuisance and smell;
 privacy and amenity;
 visual appearance and compatibility;
 impact on traffic movements;
 road safety and access;
 parking problems;
 effect on pedestrians and cyclists;
 creation of a precedent for more of the same.

Matters which do not form valid planning objections according to legislation, Government guidance or case law include:-

issues covered by other legislation e.g. Licensing, Building Standards, Health & Safety etc.

private property rights e.g. boundary or access disputes;
 the developer's motives, record or reputation;
 perceived impact on property values;
 competition between businesses;
 the impact on a private view over someone else's land;
 inconvenience caused by construction works;
 moral issues, e.g. an amusement arcade might attract children.