

POINTERS... #1

WHAT ARE **VALID REASONS FOR OBJECTING** TO A PLANNING APPLICATION?



WHAT ARE 'VALID REASONS'?

This is a complex question issue as every application is different. However the following is a broad list of opportunities which can be put forward as the basis for objection. This list is neither definitive, nor 'recommended'. **Please don't simply copy and paste this list into your objection correspondence - this really won't help your case!**

not send us an [enquiry](#) to see what we can do for you? Or you may be interested in our [e-book](#) which will provide more specific, helpful advice.

Negative effects on amenity (neighbours and community) - particularly due to:

- *Noise*
- *Disturbance*
- *Overlooking & loss of privacy*
- *Nuisance*
- *Shading / loss of daylight*

(All of the above should be accompanied by detailed evidence where at all possible - planning officers take a very dim view of speculation and hearsay!)

Over-development or overcrowding of the site - particularly where the proposal is out of character in the area.

Negative / adverse **visual impact** of the development - particularly on the landscape and or locality

Detrimental effect of proposed development on the **character of the local area**

Design issues - including:

- *Bulk / massing*
- *Detailing and materials*
- *Local design guidance / policy ignored*
- *Over-bearing / out-of-scale or out of character in terms of appearance*

In **Conservation Areas** - adverse effect of the development on the character and appearance of the Conservation Area or heritage assets within it.

Effect of the development on the setting of a **Listed Building**

Highway safety - only if supported with detailed and technical evidence

Notwithstanding the above items, the following items will not be taken into account by planning authorities and should not be entered as reasons for objection under any circumstances!

- The applicant's personal circumstances or other private matters
- The applicants ethnic origin, religious beliefs, their sexual orientation, political or other affiliations.
- Boundary disputes or other unresolved civil disputes (unless their cause / content is specifically related to the planning proposal)