

## Commenting on a Planning Application

### Local support or opposition

Local opposition in itself is not a reason for refusing planning permission. Opposition should be based on valid planning reasons, which can be supported by evidence. These will be considered alongside other planning matters such as planning policies, Government guidance and advice, and the views of a wide variety of bodies and authorities, which the planning department are obliged to consult. Weight of local opposition to a scheme does not necessarily mean that an application should be refused. Similarly, local support for a scheme does not mean that planning permission should be granted.

**All comments received about a planning application will be considered, but only planning issues can be taken into account. These include:-**

- The Council's policies, as set out in the [Local Plan](#), [Local Development Framework](#) and [Supplementary Planning Guidance](#).
- The [County Structure Plan](#).
- Government policy, as expressed in [Planning Policy Guidance notes and circulars](#).
- The planning history of the site - the existing uses, and what has been permitted or refused previously.
- The design and appearance of the proposed development, and how it would fit in with the character of the area.
- The number of dwellings, and how they are arranged on the site.
- Parking, access and highway safety.
- Overlooking and loss of privacy or loss of daylight/sunlight as a result of the development.
- The protection of the countryside, its character and appearance.
- The protection of listed buildings, conservation areas and archaeological remains.
- Control of pollution and noise.

Of course, this list is not exhaustive, and not all these factors will be relevant to every planning application, but comments on these types of grounds can usually be fully considered.

### Matters which are not normally considered:

- Loss of financial value of a property as a result of a development.
- Increased competition to individual businesses.
- The personal circumstances of the applicant. This can be a material consideration, but is generally given little weight.
- Matters covered by other legislation, such as the Building Regulations.
- Who is intended to occupy the proposed development?
- The race, creed or colour of the applicant.
- Private property rights (e.g. boundary or access disputes, restrictive covenants).
- Whether an application is for retrospective permission.
- The applicant's morals or motives or past record.
- Possible future development – the Council have to consider the application before them, not what might be applied for in the future.
- Loss of view over other people's land.

- How long a person has lived in the village or street.

**You should bear in mind that:**

- Planning application files are open to public inspection, so your comments may be seen by other people, including the applicant.
- Defamatory comments could leave you open to legal action.
- The Council will disregard any racist comments.
- Anonymous letters will be disregarded.
- In order for your comments to be considered they need to be received before the deadline set out in the notification letter, site notice or press advertisement.