



## Planning and Development

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## WHICH ISSUES ARE RELEVANT TO A PLANNING APPLICATION?

Try to view the submitted plans and forms before you write to the Case Officer, to ensure you understand the development under consideration. The Council can only take certain issues into account when considering an application for planning permission. You should concentrate on these issues when commenting on an application.

Issues that can be considered include:

- ✓ Whether a proposed use is suitable for the area
- ✓ Whether the appearance and size of a new building/structure is in keeping with its neighbours and the surrounding area
- ✓ Whether external alterations to an existing building are in character
- ✓ Whether adjoining residents will suffer any overshadowing, overlooking or loss of privacy
- ✓ Whether there will be any increase in noise and disturbance, for example from the comings and goings of extra traffic
- ✓ Whether new public buildings have satisfactory access for the disabled
- ✓ Whether there is adequate parking or the development would be dangerous for road users and pedestrians
- ✓ Whether a public footpath is affected
- ✓ Whether there is any visual effect upon the landscape, i.e. loss of trees and hedgerows
- ✓ Whether the proposal conflicts with this Council's planning policies

Issues that cannot be considered include:

- × Loss of view
- × Loss of property value
- × Boundary or other disputes between neighbours, e.g. private rights of way, covenants
- × Loss of trade from competing business
- × The alleged character or behaviour of an applicant
- × The individual circumstances of the applicant
- × Moral objections
- × The belief that an applicant intends to profit from a development
- × Other consents/licenses that may be required

## **Other application types have different issues to consider:**

### **LISTED BUILDINGS**

The **only** factors that can be considered are:

- ✓ The impact of the proposal on the character or appearance of the Listed Building
- ✓ The impact of the proposal on the historic fabric of the building
- ✓ The impact of the proposal on the setting of the Listed Building

They do not include:

- ✗ All other normal planning considerations e.g. traffic issues or impact on residential amenities (Listed Building applications are often considered at the same time as a planning application, if required and the planning issues would be considered then.)

### **ADVERTS**

These include:

- ✓ Whether a proposed advertisement is too large or unsightly
- ✓ Whether the proposal conflicts with this Council's policies for advertisements
- ✓ Whether any illumination will unduly affect residential amenity
- ✓ Whether the location of any advertisement will have a detrimental impact on highway safety

### **CONSERVATION AREA CONSENT**

The only factors that can be considered are:

- ✓ The impact of a proposal on the character or appearance of the Conservation Area
- ✓ The historical/archaeological importance of the subject building/structure

### **MODIFICATION OR REMOVAL OF CONDITIONS**

- ✓ Specific issues relevant to the original reasons for imposing the Planning Obligation e.g. Highways issues
- ✓ Agricultural justification for development
- ✓ Any changes in circumstances since the Planning Obligation was originally completed

They do not include:

- ✗ General or new planning considerations that are not relevant to the original reasons for imposing the Planning Obligation in question