



**Issues to consider raising in objecting to a planning application (if they are relevant)**

- Layout
- Scale
- Density
- Materials
- Detail
- Design
- Appearance
- Relation to local character
- Loss of light or overshadowing
- Overlooking/loss of privacy
- Visual amenity (but not loss of private view)
- Adequacy of parking/loading/turning
- Highway safety
- Traffic generation
- Noise and disturbance resulting from use
- Hazardous materials
- Smells
- Loss of trees
- Effect on listed building and conservation area
- Design, appearance and materials
- Landscaping
- Road access
- Local, strategic, regional and national planning policies
- Government circulars, orders and statutory instruments
- Disabled persons' access
- Compensation and awards of costs against the council at public enquiries
- Proposals in the development plan
- Previous planning decisions (including appeal decisions)
- Nature conservation
- Archaeology
- Solar panels

## **Questions to consider in relation to these issues (if they are relevant)**

### *Quality of life*

1. Are the uses appropriate to the place?
2. Is the development fit for purpose?
3. Will the development be adaptable to other uses?
4. Will the development create and enhance spaces that can be widely used and enjoyed?
5. Will the development be easily and inclusively accessible?
6. Will the development promote biodiversity?

### *Resources*

7. Will the development make good use of resources, in construction, in use and at the end of its life?

### *Appearance*

8. Will the development look good and enhance the place?

## **Do not discuss the following matters in your objection (as the local planning authority cannot take them into account):**

- Any perceived loss of property value
- Private disputes between neighbours
- The loss of a view
- The impact of construction work
- Restrictive covenants
- Ownerships disputes over rights of way
- Fence lines
- Personal morals or views about the applicant

**November 2020**