

SOME DO'S AND DON'TS OF PLANNING

The planning system is quite complex and people who are not familiar with it often find it difficult to know what points to raise when supporting or objecting to a planning application. We hope the following tips will be useful when responding to any application for development in your neighbourhood.. Within brackets are shown the relevant paragraphs from the National Planning Policy Framework.

Points to ponder

Yes, No or May be

- | | |
|--|--|
| 1. We will lose the nice views from our garden. | No. The planning system does not protect views from private land or property. |
| 2. Views across the valley will be spoilt. | May be. Within Areas of Outstanding Natural Beauty or within their setting, i.e. close to the boundaries, priority will be given to the conservation and enhancement of the natural beauty of the landscape. (<i>para. 115</i>) |
| 3. Our property will be overshadowed. | May be. The Local Plan may give protection to properties which suffer a loss of daylight or sunlight, loss of privacy or have an overbearing effect. |
| 4. The roads nearby are already unsafe; this could make them very dangerous. | Yes. Planning permission is not usually granted for development which is likely to be detrimental to highway safety for any user of the highway. |
| 5. An access point is across private land and the applicant has no right of way over this. | No. This is a matter between the applicant and the owner of the right of way land. |
| 6. The development is out of keeping with the character of the surrounding properties | Yes. Even where development is normally allowed within settlements (towns and villages) it is usual to avoid development which would cause harm to the character and appearance of that part of the settlement. This will be particularly so in Conservation Areas (<i>paras 128 – 133</i>) |

- | | |
|---|---|
| 7. The development will have a serious impact on the listed buildings nearby. | Yes. A development which may affect the setting of a listed building will not normally be allowed unless it preserves its setting. |
| 8. This is not the right place for social (affordable) housing. | May be. The policies on affordable housing are complex and developers will be required to provide a proportion of affordable houses on larger schemes. |
| 9. The houses are too expensive for any local people. | No. The financial or commercial issues relating to development are not a planning matter. |
| 10. The proposal is in a flood plain so should not be allowed. | May be. In theory the answer should be Yes. But in practice it will depend on such issues as whether the existing flood defences and existing or potential flood alleviation measures are adequate safeguards. (<i>paras 99, 100, 103</i>) |
| 11. The houses are far too small. | No. This is again a financial or commercial issue. |
| 12. There are badger sets across the development site. | May be. Development which would adversely affect a legally protected species (like badgers) would not be permitted unless safeguarding provisions can be provided through conditions or planning obligations. |

September 2015

Adapted from a note produced by Jeff Bishop (the Localism Network)