

What is a valid objection to a planning application?

These notes are provided to assist members of the public who might wish to object to, support or comment upon planning applications. The most common valid objections are listed below, but this list is not exhaustive:

- Loss of light or privacy
- Visual amenity (but not loss of private view)
- Adequacy of parking, loading or turning
- Highway safety, road access or traffic generation
- Noise and disturbance resulting from use
- Hazardous materials
- Smells
- Loss of trees
- Effect on listed building and/or conservation area
- Layout and density of building
- Design, appearance and materials
- Landscaping
- Local, strategic, regional and national planning policies
- Disabled persons' access
- Proposals in the local Development Plan
- Previous planning decisions (including appeal decisions)
- Nature conservation
- Archaeology
- Solar panels

The West Berks Council Planning Department will not take into account matters which may be raised but are not normally planning considerations such as:

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

Please note: it is important to understand that the material considerations relevant to any particular application will need to be weighted in the final decision process according to their seriousness and relative importance.