

Guidance for Writing Letter

Scan the QR Codes below (can be scanned with your phone's camera) to download helpful PDF guides on objecting to planning applications:



Please note:

- If you object – you **MUST** write the words “**I object**”
- **Must Answer: Consultation Question 15** – “Do you agree that Spatial Option 1g has the potential to deliver employment development (yes/ no)” - Please provide comments to support your answer
- You **Must** include: Planning Application Reference Number, Date and Page No.
- Individual letters carry more weight

Grounds on which planning permission most likely to be refused:

- Adverse effect on the residential amenity of neighbours, e.g noise, disturbance, overlooking, loss of privacy, overshadowing, etc. [**NOTE:** This does not include noise or disturbance arising from the actual execution of the works, which will not be considered, except possibly in relation to conditions that may be imposed on the planning permission, dealing with hours and methods of working, etc. during the development]
- Unacceptably high density / over-development of the site, especially if it involves loss of garden land or the open aspect of the neighbourhood [so-called ‘garden grabbing’]
- Visual impact of the development
- Effect of the development on the character of the neighbourhood
- Design [including bulk and massing, detailing and materials]
- The proposed development is over-bearing / out-of-scale / out of character in terms of its appearance compared with existing development in the vicinity
- The loss of existing views from neighbouring properties would adversely affect the residential amenity of neighbouring owners
- If in a Conservation Area, adverse effect of the development on the character and appearance of the Conservation Area
- If near a Listed Building, adverse effect of the development on the setting of the Listed Building.
- The development would adversely affect highway safety or the convenience of road users [but only if there is technical evidence to back up such a claim].

Points less likely to be considered:

- Any effect on the value of your property or of other neighbouring properties;
- Concerns about possible future development of the site [as distinct from the actual development which is currently being proposed];
- The precise identity of the applicant; [including the racial or ethnic origin, sexual orientation, religious beliefs, political views or affiliations or any other personal attributes of the applicant]
- The reasons or motives of the applicant in applying for planning permission [e.g. if the development is thought to be purely speculative];
- Any profit likely to be made by the applicant;
- The behaviour of the applicant;
- Nuisance or annoyance previously caused by the applicant [unless this relates to an existing development for which retrospective permission is being sought];