

Reasons for Objection

- 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
- Layout and density of building
- 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

The following will not be taken into account.

- 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.