

Guidance on how to respond to planning applications

The **National Planning Portal** explains the planning process.

The link https://www.planningportal.co.uk/info/200127/planning/103/having_your_say/2 explains the consultation process in broad terms – whether for individuals or parish councils

The link https://www.planningportal.co.uk/info/200125/do_you_need_permission gives quite detailed guidance about particular examples eg. an extension. Under the 'Commercial and Residential Developments' section you can get down to the actual wording of the legislation, but I would suggest that this level of detail is for the professionals – planners, architects etc.

CPRE

Another link is <https://www.planninghelp.cpre.org.uk/improve-where-you-live/how-to-comment-on-a-planning-application/what-to-look-for-in-an-application> from which the following is taken.

“Planning applications and accompanying documents should describe the proposed development's size and location, how it will function, and its relationship with the immediate surroundings.

You should concentrate your support or objections around these three main issues, because they're the key things the so-called material considerations' that decision-makers will take into account. It can be valuable to cover other concerns, but keep your focus on these main issues. For example, complaining that you don't like terraced houses, or that a building will spoil your view, will be less relevant than saying that a new development proposal doesn't take account of flood risk. Equally, saying that you support an application because you think it will improve property values is not really relevant, but you could give your support because you think the proposal will improve the quality of local public spaces.”

Government leaflet

https://www.planningni.gov.uk/index/advice/advice_leaflets/leaflet03.htm

COMMENTING ON A PLANNING APPLICATION (Revised August 2012) Department of the Environment

“If you think a proposed development is going to affect the enjoyment of your property, we accept that this can be a very sensitive issue. We will take into account issues such as:

- loss of sun and daylight;
- the effect on your privacy;
- overbearing or crowding effect;
- noise, disturbance and smells.

This is not a definitive list.

In order to decide between public and private interests, the basic question we consider is whether the proposal would harm matters of public interest, such as residential amenity, road traffic safety or historic buildings, which should be protected in the public interest.”