

WENDOVER PARISH COUNCIL

Guidance on Planning considerations

Wendover Parish Council reviews planning applications and can make a **recommendation** to AVDC who make the final decision. WPC can decide to **support**, **object** or have **no objection**. If AVDC disagree with the view of WPC they have to inform the Council and give reasons.

Views of local residents and WPC are always considered by AVDC, but local opposition or support on its own is not a reason for refusing or granting planning permission. Opposition or support must be backed up by valid planning reasons.

Listed below are examples of issues that the local planning authority can and cannot consider. This list does not show everything; it is meant as a guide to help the Parish/Town Council when preparing its statement. If you are unsure as to whether or not your objection might be a material planning consideration, call the case officer who is dealing with the matter (you will usually find details on your notification letter) or your District/Unitary Council planning helpline.

Issues the local planning authority can normally consider

- Overshadowing
- Overlooking and loss of privacy
- Adequate parking and servicing
- Overbearing nature of proposal
- Loss of trees
- Loss of ecological habitats
- Design and appearance
- Layout and density of buildings
- Effect on listed building(s) and conservation areas
- Access and highways safety
- Traffic generation
- Noise and disturbance from the scheme
- Disturbance from smells
- Public visual amenity (not loss of private individual's view)
- Flood risk

Issues the local planning authority cannot normally consider

- Loss of value to private individual property
- Loss of view
- Boundary disputes including encroachment of foundations or gutters
- Private covenants or agreements
- The applicant's personal conduct or history
- The applicant's motives
- Potential profit for the applicant or from the application
- Private rights to light
- Private rights of way
- Damage to property
- Disruption during any construction phase
- Loss of trade and competitors
- Age, health, status, background and work patterns of objector
- Time taken to do the work
- Capacity of private drains
- Building and structural techniques
- Alcohol or gaming licences