

Guidance for commenting on planning applications

We encourage residents' involvement and comments on planning applications.

Commenting on applications

Any comments you make about a planning application will be published unless it contains offensive, defamatory or discriminatory language

When you make a comment or objection to a planning application or Local Plan consultation, we will ask for your name, address and contact details. Comments received will be published online and available for viewing but we will not publish your name or personal contact information, such as your email address.

Comments should be made within 21 days of the date given in your letter of notification or otherwise when the application was registered. If a bank holiday falls within this time, the relevant number of extra days will be allowed for you to respond before any decision is made.

Following submission, we aim to publish comments within 2 working days.

Comments we can consider

The Planning Officer can only refer to 'material consideration' when recommending a decision. Comments that contain 'material considerations' will be taken into account in the final decision process according to their seriousness and relative importance.

The list below includes commonly raised items. This list is for guidance only and is not exhaustive.

We can consider

The building

- Design, appearance and materials
- Layout and density of the building
- Loss of light or overshadowing
- Loss of privacy or overlooking
- Visual amenity
- Disabled persons' access

Natural and historic environment

- Nature conservation or archaeology
- Landscaping or loss of trees

- Effect on conservation areas and listed buildings

Impact of the development

- Adequacy of parking
- Highway safety
- Traffic generation
- Noise, smells and disturbance
- Hazardous materials

Other considerations

- Local and national policies and guidance
- Previous planning decisions (including appeal decisions)

We cannot consider

- Perceived loss of property value
- Disputes over ownership, fences or rights of way
- Private disputes between neighbours
- Loss of a private view
- Disruption caused by construction work
- Personal views about the applicant
- Building regulation issues including fire precautions, hygiene, drainage and structural stability
- Restrictive covenants

We will also not consider

Comments that:

- are anonymous
- contain offensive, defamatory or discriminatory language

Comments containing either of these points may not be considered and may be removed from the application case file. However this may be viewable whilst this redaction process is being followed.

It is your sole responsibility to ensure you do not include any offensive, defamatory or discriminatory language in your comments as you can be held legally responsible.

Confidentiality and privacy

You must not submit confidential or private information about anyone else without their permission, including telephone numbers and email addresses.

Read the [Planning privacy policy](#) for information on how we handle personal information.

Mass objection to a planning application

If we receive a large number of comments in support or object to a particular planning application, we will publish these comments as soon as possible and usually within 7 days.

If a mass-produced document is received, we may only show a sample copy of this document identifying how many people were in support or objection to the application. It is not possible to show every individual document. However, each document will be considered by the relevant officer.

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