

There are lots of **valid objections to planning applications**, called “material planning considerations”. These include

- Loss of light or overshadowing (this isn't just a high wall – it means loss of light to the extent that you don't get enough natural daylight to see by).
- 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 buildings 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
- Proposals in the Development Plan
- Nature conservation
- Archaeology
- Fear of crime (with evidence to show that the fear is based in reality)

However, there are **many comments the Council receives about planning applications which it cannot legally take into account**. These include

- loss of value to your property (the Council cannot reject a planning application on the grounds that it will reduce the value of your house if built).
- Competition (the Council can't reject an application for a business on the grounds that it will compete with another, existing business).
- loss of view (you might have bought your house because of the lovely view across the City, but the Council can't reject an application on that basis)
- boundary disputes including encroachment of foundations
- private covenants or agreements
- the applicant's personal conduct or history or motives (it's the development not the person)
- potential profit from the application for the applicant
- private rights to light
- private rights to way/access
- damage to property
- disruption during any construction phase or the time taken to do the work
- work already done
- fence lines
- loss of trade or competitors
- age, health, status, background
- work patterns of the objector
- capacity of private drains
- building or structural techniques
- alcohol or gaming licences