



Making an Objection to a Planning Application

Material Planning Considerations

When considering making a representation on a planning application it is important to know that planning applications must be determined on planning grounds. It is not the 'number of objectors' that carries weight but the quality of the argument made.

All applications must be treated on their planning merits. However, the law requires that any decision made shall be in accordance with the West Lancashire Local Plan 2012-2027 and the National Planning Policy Framework, *unless material considerations indicate otherwise*.

Points that you can raise in representations on planning applications are listed below. They are termed Material Planning Considerations. Some of them only carry weight in rare circumstances however. You can contact the OWL office at office@ourwestlancashire.com for clarification, but you must note that we are not planning professionals.

- **Contrary to an element of the Local Plan or Supplementary Planning Documents – quote the relevant Local Plan Policy Number (e.g. GN1) and quote the relevant section**
- **Layout, density, design/appearance, character (Design & Access Statement)**
- **Amenity: daylight, sunlight, privacy**
- **Noise, smell or other disturbance (e.g. A nightclub in a residential area)**
- **Access/traffic (parking and road safety issues)**
- **Conservation/listed building impact (i.e. Harm to their character, appearance or setting)**
- **The provision of affordable housing**
- **Fear of crime**
- **Local economy and employment generation**
- **Cumulative impact**
- **'Up to datedness' of the Local Plan**
- **Government policy and the NPPF**
- **Statutory consultation responses**
- **Prematurity**
- **History**
- **Previous similar decisions**
- **Personal circumstances (though rarely)**
- **Intention to undertake unauthorised development when determining retrospective applications**

Non-Material Planning Considerations

There are a number of matters often raised by objectors which are not material planning considerations. While we understand how keenly these are often felt, they carry no weight in planning terms

These include:

- **Impact on property values**
- **Profit**
- **Ownership of land/right of access**
- **Work has already been carried out**
- **Commercial competition**
- **Moral objections to development like public houses or betting shops**
- **Loss of private views**
- **Restrictive covenants**
- **History of the applicant**
- **Change from previous scheme**
- **Matters covered by other legislation**

The planning department of West Lancashire Borough Council should not take these issues into account when making its decision, which must be based on the planning merits of the application. It is important for residents to remember this and deal with planning matters.

Where an application impinges on areas of other legislation e.g., alcohol licensing then once again the Our West Lancashire team can provide support and help. Please contact the OWL office.

Our West Lancashire – Putting Residents First and Foremost

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