

## Update of Oliver's Battery Village Design Statement (OBVDS) – 25 October 2023

Before providing some guidance on valid reasons to object to a planning application, it is considered helpful to provide a short introduction and context.

### Introduction and context

Householder developments such as extensions, generally require **less** supporting information than a Full planning application (see below)

<https://www.planningportal.co.uk/planning/planning-applications/consent-types/householder-planning-consent>).

The documents required to submit a Householder Planning Application will vary depending on the type of work intended. Most applications will require sufficient plans and drawings to describe the proposal in detail and a detailed description of the proposal including materials and any works to trees and hedges. It appears that very useful information, for example a street scene showing the impact of the development on the surrounding properties, details of landscaping and parking, are not required for a Householder Planning Application.

Changes to a house, for example small extensions, could fall under the remit of [Permitted Development](#). This does **not require** planning permission but may need [prior approval](#) from WCC (The PC does not get an opportunity to comment on anything that is Permitted Development).

It should be noted that "permitted development rights" are granted not by the local authority but by Central Government.

The Oliver's Battery Parish Council (PC) accepts that the OBVDS was written some time ago and is aware that it is considered by WCC to be out of date. However, it is helpful to state that it remains a useful reference point for local planning applications. It is worth noting that another PC which recently updated their VDS, at significant cost, has advised there has been no noticeable difference in success in objecting to applications.

### What are (and are not) valid reasons to object to a planning application?

WCC, as planning authority, can only take into account 'material planning considerations' when looking at objections. The following are areas where objections to a planning application are considered valid (although not an exhaustive list):

1. Does not comply with local and national planning policies and guidance
2. Does not comply with proposals in the Development Plan (not yet local planning policy)
3. Does not comply with local design guidance
4. Overshadowing, which causes loss of light
5. Overlooking, causing a loss of privacy
6. Out of scale or out of character in terms of appearance
7. Bulking / massing
8. Negative / adverse impacts on road safety
9. Inadequate provision for onsite parking
10. Does not comply with previous approved applications
11. If proposal is overdevelopment;  
i.e. the amount of development (for example the number of buildings or density of use) that is – excessive in terms of demands on infrastructure and services OR the impact on local amenity and character.

The following areas which are not considered valid objections to a planning application:

1. Impact on the value of properties in the area
2. Loss of a view
3. Applicant's personal circumstances or other private matters

4. Boundary or other unresolved disputes
5. The noise and/or disturbance of associated building work
6. The attitude or behaviour of the applicant or their representatives

Please note: it is important to understand that the material considerations relevant to any particular application will need to be weighed in the final decision process according to their seriousness and relative importance.

**If a building does not have or comply with planning permission, it should be referred to WCC Planning Enforcement.**