

How to respond to a planning application

<p>1</p>	<p>Find and read the application and supporting documents</p>	<ul style="list-style-type: none"> • Go to www.wycombe.gov.uk • Search “Find a planning application” • Search by address or the application reference, if you know it. • Be aware that there are time limits by which a response is needed (Find the Important dates section on the page for that planning application. There will be a Neighbour Consultation Expiry Date shown. 	
<p>2</p>	<p>Consider relevant planning documents (some examples include)</p>	<p>The Downley Village Design Statement</p>	<p>www.downleyparishcouncil.org</p>
<p>Wycombe District Council documents:</p> <ul style="list-style-type: none"> • Residential Design Guidance • Housing intensification (supplementary) • Buckinghamshire Countywide Parking Guidance 		<p>www.wycombe.gov.uk</p>	
<p>The Planning Portal - The website offers “mini guides” on Extensions, Loft Conversion, Porches etc</p>		<p>www.planningportal.co.uk/</p>	
<p>The Chilterns Buildings Design Guide</p>		<p>www.chilternsaonb.org</p>	
<p>3</p>	<p>Work out your stance on the application</p>	<p>WDC allow you to comment and will file it under one of three stances:</p> <ul style="list-style-type: none"> • Object • Support • Neutral <p>It is very important to realise that comments are restricted to material considerations. It is common for people to object to planning applications citing grounds that are not valid.</p>	
		<p>Material considerations</p>	<p>Considerations that are not material</p>
<p>The proposed development:</p> <ul style="list-style-type: none"> • Is out of keeping with the style or scale of the area. <ul style="list-style-type: none"> ○ Design, appearance and materials ○ Layout and density of building • Is not suitable to sensitive areas: <ul style="list-style-type: none"> ○ Impact on listed buildings ○ Impact on conservation area ○ Impact on Area of Outstanding Natural Beauty ○ Is inappropriate within a green belt. ○ Will damage the natural environment or will result in significant loss of trees 		<ul style="list-style-type: none"> • Building regulations issues. • Private issues such as boundary disputes. • Reduction in the value of properties affected by the proposed development. • Impacts resulting from the construction of the development. • Loss of existing views. • The possibility of the proposed development causing problems in the future. 	

		<ul style="list-style-type: none"> • Will have a negative impact on another property due to: <ul style="list-style-type: none"> ○ Overlooking ○ Overshadowing ○ Light pollution/loss of daylight ○ Loss of privacy ○ Late night activities • May cause traffic problems <ul style="list-style-type: none"> ○ May increased traffic ○ Access and safety problems ○ Reduces the amount car parking available ○ Provides insufficient parking space itself • Previous planning decisions: <ul style="list-style-type: none"> ○ A history of similar developments in the area being refused. ○ Approval would create a precedent meaning that it would be difficult to object to similar proposals. • Local infrastructure is not adequate to service the proposed development. • The cumulative negative impact of the development (considering other developments) on the area. 	<ul style="list-style-type: none"> • The personal or business circumstances of the applicant • Problems with notification of the application. • Competition with existing companies.
<p style="text-align: center;">4</p>	<p>Make your views known</p>	<p>There are a number of ways to make your views known but in all cases you will need to quote the planning application number, the address the application relates to and also your address:</p> <ul style="list-style-type: none"> • Write to Planning Officer, Wycombe District Council, Queen Victoria Road, High Wycombe, HP11 1BB • Send an email to planning@wycombe.gov.uk • Make a comment on the application page (Go to www.wycombe.gov.uk, search “Find a planning application” and search by address or the application reference, if you know it.) <p>Note - All comments received by WDC will form part of a public document, filed on the application file and available for public viewing online. Please don’t supply details you don’t want published.</p>	