

Parish Comments

If you have a comment of view on this planning application, we would like to hear from you.

Your comments need to be:

- Material to planning
- A representation from the Parish, not individuals
- Clear and understandable
- Sent to the case officer named in the enclosed letter to Stafford Borough Council, Civic Centre, Riverside, Stafford ST16 3AQ, stating the application number.

What sort of issues is the Parish able to comment on?

It is helpful to us if you can give some reasons as to why you support or oppose the proposal. It is not the number of responses that may affect a decision but the planning issues raised. These can include the following (not an exhaustive list):

- The proposal's compliance with current national and local planning policies, including the adopted Development Plan and the Local Development Framework
- Supplementary Planning Guidance, such as Space About Dwellings or Extension to Dwellings
- Planning history, including relevant planning appeal decisions.
- The layout, scale, massing, siting, design and external appearance of a building/extension
- Impact on surrounding area (for example would the development harm the character or amenity of the neighbourhood?)
- Adequacy/inadequacy of parking/loading/turning facilities
- The effect on traffic, road access, visibility and road safety
- The effect on sunlight and daylight to neighbouring properties
- Visual amenity (but not loss of private view)
- Impact/loss of trees and hedgerows
- Landscaping
- Effect on listed buildings and conservation areas
- Disabled persons' access

Sometimes issues are raised that we are unable to take into account when we decide planning applications, these can include (again, not an exhaustive list) the following:

- Loss/reduction of private views over other land
- Rights to light (If you feel you have a 'right to light', you may wish to seek private legal advice)
- The perceived loss of property value
- Potential profit for the applicant or from the proposal
- Loss of the ability to maintain property

- Damage to property
- Nuisance/disturbance caused during the construction period
- Private disputes/conflicts between neighbours, including land ownership, encroachment of foundations or gutters, rights of way/access and boundary/fence lines
- Personal morals, views, character or circumstances of the applicant
- Objections based on the race, age or sexual orientation of the applicant
- Whether the applicant intends to carry out the development (the applicant is entitled to receive a decision even if they do not intend to proceed with the proposal).
- Retrospective nature of approval sought - if the development has already been built or started without permission it is still necessary to look only at its planning merits.
- Obligations, rights, restrictions or covenants contained in property title deeds.
- Compliance with other controls eg Building Regulations.
- Duplication of other controls. If a matter is the subject of other separate legislation, it should not be considered as part of the planning application assessment process (eg matters controlled under Environmental Protection legislation).

Opening Times:

**Stafford Borough Council
Civic Centre
Riverside
Stafford
ST16 3AQ**

**Monday to Thursday – 8.30 am – 5 pm
Friday – 8.30 am – 4.30 pm**