



Planning Applications



The following document has been prepared by Ann Yorke, the Technical Officer for the Harborne Society, as a guide on how to object to a planning application.

How to Object to a Planning Application

Examine the plans at the library as soon as possible as there is only a limited time in which to object
Look at the relationship of the proposal to the property in which you have an interest both on plan and the elevations
If you feel that this is unacceptable take the following action:

- Write down the planning application number - this will be after the fashion of S/00000/04/FUL
- Write down the address of the application
- Write down the description of the proposal
- Write down the date by which letters must be received by the Council

The following points may be relevant but do not use them unless they are:

- The means of access is inadequate
- The proposal would introduce an additional residential unit which would lead to reversing movements on the highway becoming a source of obstruction and danger to other highway users
- The proposal would adversely affect the amenities of occupiers of dwellings/premises in the vicinity by reason of nearness
- The proposal would adversely affect the amenities of occupiers of dwellings/premises by means of overlooking
- The proposal conflicts with the Supplementary Planning Guidance Policy, 'Places for Living', adopted by the Local Planning Authority as Supplementary Planning Guidance and included within the provisions of the Deposit Draft Unitary Development Plan [UDP] 2001
- The proposed development by reason of its scale, mass and design would be detrimental to the architectural appearance of the building and would adversely affect the visual amenity of the locality contrary to the Birmingham UDP and the Deposit Draft Unitary Development Plan
- The proposed development, including by reason of garden loss, would be out of character with, and detrimental to, the visual amenities of the area, contrary to the Birmingham UDP and the Deposit Draft UDP and 'Places for Living', which has been adopted as Supplementary Planning Guidance [SPG]
- The applicant has failed to demonstrate how the dwelling could be adequately accommodated on the site
- There is insufficient area for the parking of cars relevant to the number of inhabitants proposed
- The proposed development would result in the loss of trees or other natural features which would be detrimental to the character/ambience/visual amenity of the environment/area
- The proposed development would generate noise/disturbance/smell/pollution which would be detrimental to the environment - this reason would mostly be applied to cafes, restaurants and pubs
- The proposed Change of Use will constitute the loss of yet another retail unit within the agreed Retail Frontage Policy for Harborne
- The proposed use will be inappropriate to a residential area and would contravene the Birmingham Draft UDP for land use
- The design of the proposed development is unsatisfactory and would be detrimental to the architectural appearance of the existing building and would adversely affect the visual amenities of the surrounding area, thereby being in conflict with Environmental Policies of the Birmingham Draft UDP and policies of the Deposit Draft UDP
- Inadequate information has been submitted to assess [whatever it is that has been your chosen objection if none of the above your purpose]
- And any other reasons of which you can think BUT they must be relevant planning grounds. Things such as the effect upon the value of your house are not appropriate and will not be taken into account

When writing NEVER be emotional, facts are the only thing which will sway a decision

For further guidance you can examine the copy of 'How to Stop and Influence Planning Permission' which the Harborne Society has placed on deposit at the Library and which is available for inspection at the reception desk.

When you have decided which reason/s you wish to use send a letter by the due date to:

Birmingham City Council Planning
Alpha Tower
Suffolk Street Queensway
BIRMINGHAM B1 1TU

Or fax it on 0121-303 4838

Or e-mail it on:
planning.enquiries@birmingham.gov.uk