

Matters taken into account in determining a Planning Application

When considering an application, the Council has to balance people's rights to use or develop their property against public interests and concerns.

There are a number of issues that are taken into account:

- the District Local Plan and County Structure Plan policies
- Government guidance
- case law and previous decisions
- effect on the enjoyment of neighbouring properties
- design, appearance and layout
- conservation of the built and natural environment
- highway safety and traffic

The following are irrelevant in reaching planning decisions:

- loss of view over other people's land
- effect on the value of property
- possible future development
- developer's motives
- private property rights (e.g. boundaries or access)
- matters covered by other laws, e.g. alcohol licences

Winchester City Council encourages public participation in planning and your views and comments on planning applications are welcomed. If you, or any other person wishes to make representations to the Council about the application(s), you can send them electronically via Public Access, or email (to planning@winchester.gov.uk) or send them in the post, within the three weeks statutory publicity period.

You may also wish to contact your local Councillor to put forward a representation. If you prefer to make your representations in writing, please quote the application number and clearly explain your objections, comments or support. **All comments received are open to public inspection.**

Winchester City Council can provide details of the "Planning Aid" service for anyone who seeks further assistance in making representations on planning matters.