

# Gomm Valley and Ashwells

## Private/Public Views

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Robert Harrison

Principal Development Management Officer

# National Planning Policy Guidance

## General Principles

- *“The planning system does not exist to protect the private interests of one person against the activities of another, although private interests may coincide with the public interest in some cases. It can be difficult to distinguish between public and private interests, but this may be necessary on occasions. The basic question is not whether owners and occupiers of neighbouring properties would experience financial or other loss from a particular development, but whether the proposal would unacceptably affect amenities and the existing use of land and buildings that ought to be protected in the public interest”.*

# Practical Application

- Whilst little weight could be attributed to an individual's private view from their rear window greater weight could be attributed to views from public vantage points.
- Whilst little weight may be attributed to the personal view that additional traffic passing their house would be undesirable. Greater weight could be attributed if this additional traffic leads to a public highway safety risk.

# **In the event private views were given great weight in decision making.**

- It could potentially prevent any development people could see.
- Public bodies would be acting in the private rather than public good.
- Development would become increasingly dispersed.