

Building and Development Control Committee

Planning and non-planning considerations

When it considers applications, the Building and Development Control Committee has to take into account the following matters (Section 7 of the Building and Development Control (Alderney) Law, 2002).

- ✓ Effect on the natural beauty of the greenbelt
- ✓ Suitability of the land for residential or industrial purposes
- ✓ Siting, design, appearance and materials
 - i.e. developments should be well-designed and in-keeping with their surroundings (e.g. scale, massing, layout and density)*
- ✓ Suitability of development on agricultural land, and the potential loss of agricultural land
 - i.e. agricultural land should be retained for agriculture use.*
- ✓ Effect on the character or amenity of the area
 - i.e. the pleasantness and local distinctiveness of the area should be maintained and enhanced, and adverse impacts on character and amenity should be avoided.*
- ✓ Effect on traffic, roads, services, public health, parks, playing fields and other open spaces
 - i.e. New development should not be detrimental to public health and safety and the environment, and public open spaces should be safeguarded.*
- ✓ Availability of access and services
 - i.e. development should be served by adequate roads and infrastructure, amenity space and parking provision.*
- ✓ Effect on adjoining properties
 - i.e. development should not be detrimental to the reasonable enjoyment of adjoining properties, e.g. by overshadowing, overlooking, emissions, noise and disturbance.*
- ✓ Effect on historic buildings and conservation areas
 - i.e. development in conservation areas should enhance the quality of the built heritage, and historic buildings and their settings should be protected from damaging change.*
- ✓ Provisions of the Land Use Plan

The following matters are not planning considerations, and cannot be taken into account when considering applications: -

- X Private issues between neighbours i.e. land/boundary disputes, damage to property, private rights of access, restrictive covenants, etc.
- X Disruption during the construction phase
- X Applicant's motives or personal circumstances
- X Opposition to business competition
- X Loss of property value
- X Loss of private view
- X Cost of the scheme
- X If application is retrospective - If the development has been built without approval, the Committee must look only at its planning merits, not that the developer has started without consent.
- X Matters controlled under other non-planning laws