

Appendix 1 – prioritisation of cases

High Priority

- Significant and permanent damage to the environment where works are potentially irreversible e.g. unauthorised demolition or significant alteration to a listed building or loss of significant protected trees.
- Breaches of statutory planning notices such as Enforcement Notices.
- Building works commencing without compliance with pre-commencement conditions or legal agreement which is fundamental to or goes to the heart of the planning permission and without which the development would not be acceptable. This may include conditions/legal agreements relating to provision of affordable housing or to details of land contamination or possibly slab levels.
- Unauthorised development/activity that results in widespread harm to local amenity or serious harm to policies in the Development Plan and conflict with Central Government Guidance.
- Non-compliance with planning permissions where there is significant harm to amenity in planning terms. This would not include works where it is alleged there is a boundary encroachment - this would be a civil matter.
- Breach of a condition which results in serious demonstrable harm or danger to amenity in the neighbourhood.
- Unauthorised development where it is known the time-limit for taking action is imminent.
- Demolition or works unlikely to approved without substantial modification (e.g. over-large extensions or significant alterations to an unlisted building in Conservation Area).

3. Medium priority

- Development likely to cause general harm to public amenity, in particular residential amenity, the setting of a listed building or character and appearance of a conservation area. For example the erection of buildings close to neighbouring properties.
- Breaches of condition attached to a planning permission where there is likely to be general harm to public amenity, in particular residential amenity, e.g. windows, materials, landscaping, boundary treatment.
- Changes of use causing general harm to the amenity of an area, for example commercial uses in residential properties such as child minding or working from home.
- Advertisements causing harm to amenity or public safety.

4. Low Priority

- Unauthorised development which would be likely to receive planning permission/approval (e.g. if a planning application were to be submitted) or would not result in formal enforcement action being instigated.
- Development that is unlikely to require planning permission.
- Advertisements which do not cause harm to amenity or public safety.
- Complaints with only very limited details.
- Pro-active condition monitoring/plan checking.