



GOVERNMENT OF BERMUDA
Ministry of Home Affairs

Department of Planning

A Guide to Making Objections

According to the Development and Planning (Application Procedure) Rules 1997, Part VI, any person may make an objection to the Board with respect to a planning application.

Advertisement and Publicity of Planning Applications

All applicants must post a site notice (red signage) on or adjacent to the application site prior to an application being advertised. Once the site notice has been displayed, the application is publicised in the online [Official Gazette](#). Further details on how applications are advertised can be found in the Department's [Guide to How Planning Applications are Decided](#).

How to Make an Objection

All objections must be made in writing to the Department of Planning and preferably by email to planningfrontdesk@gov.bm within **14 days** of an application being advertised.

Objections must contain all of the following:

1. Identification of the application to which the objection relates and the applications reference number (i.e. PLAN-00-19)
2. The name of the person making the objection and an address in Bermuda at which notices may be served upon him (if the objection is signed by more than one person, the address of each signatory is required in addition to only one address in Bermuda at which notices may be served)
3. A statement about whether the person signing the objection has an interest in land in the vicinity of the land to which the application relates and, if so, the nature of that interest and the location of that land
4. A statement about why the objection is being made, which must include at least one material planning consideration relevant to that particular application
5. A signature from the person or persons making the objection (a name at the foot of an email will suffice)

Objections may be made on an objector's behalf by an authorised representative.

In-Time vs Out of Time Objections

Objections will be considered "in-time" if they meet all of the criteria set out above and are received by the Department on or before the 14th day following the application being

advertised. If this 14th day is a public holiday, objections will still be considered “in-time” if they are received up to and including the next day which is not a Sunday or public holiday. Objections which are received by the Department after this period will be considered “out-of-time” and are not obligated to be considered by the Board.

Once Received by the Board

Once an objection has been received:

- Copies of the objections will be made available to the applicant no less than 14 days before the date on which the application is to be considered by the Board (the applicant may choose to waive this timescale)
- The objection, together with any rebuttal from the applicant, will be considered by the Planner as part of their assessment of the application
- The objection, and any rebuttal from the applicant, will be made available, in full to the Board in advance of their meeting to determine the application

The Board may disregard any objection which does not conform to the requirements listed above and, once disregarded, the objection shall be deemed not to have been made.

Material Considerations

A material planning consideration is one which is relevant to making the planning decision in question. Objections may include reasons such as, but not limited to, overlooking / loss of privacy, loss of light or overshadowing, parking, traffic, noise, impacts on a Listed Building or Conservation Area, impacts on protected species, disabled person’s access or conflicts with policies of the Development Plan.

Issues such as loss of view, or effects of a development proposal on property values are **not** material planning considerations. In addition, the number of objections which are received to an application is not a material planning consideration; the Board considers only the merits of objections based on their contents.

Representations In Support of an Application

Representations may also be made in support of an application. This would include reasoned arguments in support of the development such as the compliance with policies in the Draft Bermuda Plan 2018 or community benefits. Such representations should be made in the same manner as objections within the same timeframe, as noted above.