

Material Planning Considerations

Considerations taken into account in the determination of planning applications:

- Local and National Policy
- Contamination
- Overlooking/loss of privacy
- Loss of outlook or overshadowing
- Parking, highway access, safety and traffic
- Noise/smell
- Capacity of physical and social infrastructure
- Impact on listed buildings and conservation areas
- Layout and density of development
- Design, appearance and materials
- Nature conservation/loss of trees
- Other material planning considerations

Non-Material Planning Considerations

Matters that should not be considered in the determination of planning applications:

- Loss of view/Light
- Perceived Impact on property values
- Land ownership or restrictive covenants
- Applicant's personal circumstances (unless exceptional such as relating to a physical disability).
- Business competition
- Matters controlled under building regulations/Environmental Protection Act or other non-planning legislation.
- Issues between neighbours