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| **MATERIAL PLANNING CONSIDERATIONS?** **Local Planning Authorities can only take into account 'material planning considerations' when looking at comments and objections to a development proposal. The most common of these (although not an exhaustive list) are shown below:**  |
| **Application reference No:**  |   |
| **Explain the main grounds on which it is considered the application should be approved/objected**  |   |
| **Consideration**  | **Explanation of concerns**  |
| • Loss of light or overshadowing  |   |
| • Overlooking/loss of privacy/overbearing nature of proposal  |   |
| • Public Visual amenity (but not loss of private view)  |   |
| • Adequacy of parking/loading/turning/servicing  |   |
| • Highway safety  |   |
| • Traffic generation  |   |
| • Noise and disturbance resulting from use  |   |
| • Hazardous materials, contaminated land  |   |
| • Smells and fumes  |   |
| • Loss of trees  |   |
| • Effect on listed building, conservation area or archaeological interest  |   |
| • Layout and density of building  |   |
| • Design, appearance and materials  |   |
| • Landscaping  |   |
| • Road access  |   |
| • Local, strategic, regional and national planning policies, including emerging policies  |   |
| • Government circulars, orders and statutory instruments  |   |
| • Previous planning decisions (including appeal decisions)  |   |
| • Nature conservation, biodiversity, ecological issues  |   |
| • Deficiencies in community, social facilities i.e. spaces in schools, public transport  |   |
| • Capacity of local infrastructure i.e. public drainage or water systems. Flood risk  |   |
| The economy, including job creation, retention  |   |
| • Incompatible or unacceptable uses  |   |

**Local Planning Authorities cannot take into account matters which are sometimes raised but are not normally planning considerations such as:**

* The perceived loss of property

value • Restrictive covenants

* Private disputes between

neighbours • Ownerships disputes

* The loss of a view • Personal morals or views about the applicant
* Boundary disputes • The impact of construction work or competition between firms

 **Generally greater weight is given to issues raised which are supported by evidence rather than by assertion.**