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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.**