

PLANNING GUIDANCE

This document is a reference document for information this is not a policy

1 EXAMPLES OF MATERIAL PLANNING CONSULTATIONS

Material considerations must be genuine planning considerations i.e they must be related to the purpose of planning legislation and must also fairly and reasonably relate to the issue in question. Examples (no exhaustive list) are:

- Previous planning decisions on the application site
- Previous appeal decisions on the site and on other sites where similar and/or the same development has been proposed
- Traffic generation from the development proposed
- Road access to the site of the development
- Nature conservation/impact on protected species (i.e. bats/crested newts) and habitats
- Landscaping needed/proposed as part of the development
- Loss of trees on the site and the impact of the development on trees covered by a Tree Preservation Order
- The layout and density of the building/development proposed
- Overlooking and loss of privacy
- Local, Strategic & National Planning Policies
- Proposals in the Development Plan/Local Development Framework
- Government circulars, orders & statutory instruments
- Impact of the development on a listed building and or setting of a listed building
- Design, appearance and materials of the proposed development
- Smells generated by the development
- Impact on highway safety
- Impacts during construction works (e.g. noise associated with crushing or hours of working)- Mainly application to larger developments
- Adequacy of parking, loading & turning facilities associated with the proposed development
- Impact on visual amenity (not loss of a private view)
- Loss of light or overshadowing resulting from the development
- Archaeological impacts
- Impact on a conservation area
- Hazardous materials/ground contamination

2 EXAMPLES OF NON MATERIAL CONSIDERATIONS

These won't be taken into consideration by a planning authority when assessing a planning application

- Loss of property value

- Loss of private view
- Private disputes between neighbours
- Restrictive covenants
- Fence lines/boundary positions
- Personal morals/views about the application
- Ownership disputes
- Applicant's motives
- Competition
- Issues covered by other legislation e.g. Highways Act
- Impacts during construction work (e.g. general noise & disturbance)
- Competition between firms
- Other legal matters affecting land
- Disputes over private access rights