

Material Planning Considerations

- National Policy
- Ministerial Statements
- Overlooking/loss of privacy
- Loss of light or overshadowing
- Parking, highway safety and traffic
- Noise
- Effect on listed building and conservation area
- Layout and density of building
- Design, appearance and materials
- Nature conservation
- Previous planning decisions
- Views of statutory consultees -
 - Highway Authority
 - Environment Agency
 - Natural England
 - Sport England
 - Others (LPA's HSE)

Non material considerations

- Loss of view
- Negative effect on the value of properties
- 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 or other non-planning legislation