

## **What are Material Planning Considerations?**

- Design
- Layout
- Visual impact
- Privacy/overbearing
- Loss of light
- Noise/smell
- Highway safety
- Economic Impact
- Previous decisions/appeals
- Cumulative Impact
- Ecology
- Crime
- Flooding
- Trees/TPOs
- Impact on Listed Buildings/Conservation Areas – Special Regard

## **The following are NOT Material Planning Considerations**

- The applicant
- Land ownership
- Private rights (eg access)
- Covenants
- Property Value
- Competition
- Loss of View
- “Better” site or “better” use
- Not as good as previous scheme