

Material Planning Considerations

All applications must be treated on their planning merits. However, the law requires that any decision shall be in accordance with the statutory development plan and the National Planning Policy Framework, unless material considerations indicate otherwise.

- 'Up to datedness' of the development plan
- Government policy and the NPPF
- Statutory consultation responses
- Supplementary Planning Documents
- Prematurity
- History
- Layout, density, design/appearance, character (Design & Access Statement)
- Amenity: daylight, sunlight, privacy
- Noise, smell of other disturbance (eg A nightclub in a residential area)
- Access/traffic (parking and road safety issues)
- Conservation / listed building impact (ie Harm to their character, appearance or setting)
- The provision of affordable housing
- Fear of crime
- Local economy and employment generation
- Cumulative impact
- Previous similar decisions
- Rarely, personal circumstances
- Intention to undertake unauthorised development when determining retrospective applications.

These other material considerations may in fact be covered by general policies in the development plan. The list above is by no means exhaustive.

Draft development plans can also influence the Council's decision, although they normally carry less weight as they have yet to be formally adopted. Nevertheless, the planning authority may use them to help decide applications if, say, the statutory plan is out of date.

Non Material Planning Considerations

There are a number of matters often raised by objectors which are not material planning considerations.

These include:

- Impact on property values
- Profit
- Ownership of land/right of access
- Work has already been carried out
- Commercial competition
- Moral objections to development like public houses or betting shops
- Loss of private views
- Restrictive covenants
- History of the applicant
- Change from previous scheme
- Matters covered by other legislation

The local planning authority should not take these issues into account when making its decision, which must be based on the planning merits of the application.