

Material Considerations; points that **can** be taken in to consideration when taking a decision on a planning application.

List One

- Overshadowing, overlooking and lose of privacy;
- National and local plans and policies;
- Design and appearance;
- Overbearing nature of proposal;
- Site layout;
- Traffic impact, highway safety and access;
- Public visual amenity;
- Ecology, effect of wildlife;
- Environmental impact, such as smells, noise;
- Effect on Conservation areas and listed buildings;
- Flooding; and
- Parking arrangements.

Matters which **can not** be taken into consideration when deciding a planning application.

List Two

- Private property matters covenant's restrictions rights of way, easements;
- Capacity of private drains;
- Private right to light and or lose of view;
- Disruption during construction phase;
- Licencing matters (alcohol, gaming, tattoo or piecing, caravans etc.);
- Lose of value to individual properties;
- Building techniques;
- The applicants motives;
- The applicant's history or personal conduct;
- The applicants age, gender, ethnic, background, health or work patterns;
- Loss of trade to competitors; and
- Potential profit for applicant.