

## **MATERIAL PLANNING CONSIDERATIONS**

If you are submitting comments on a planning application, check the details below that set out what we can take into account and what we can't.

### **We consider:**

- local, strategic, regional and national planning policies and any previous planning decisions
- whether the proposed use is a suitable one for the area, taking into account noise, smell, disturbance resulting from the use
- design, appearance, materials, layout and density of buildings
- significant overshadowing, overlooking or loss of privacy
- highway safety, parking, access and traffic generation
- visual effect on the landscape, nature conservation, loss of trees or hedgerows
- effect on a conservation area or any historic buildings and local archaeology
- size and location of proposed advert signs

### **We don't consider:**

- perceived loss of property value
- private disputes between neighbours
- loss of a view
- impact of construction work
- commercial competition
- private disputes over rights of way or rights to light and boundaries
- restrictive covenants
- matters that are controlled under other legislation