

Guidance on Commenting on Planning Applications

Whilst all comments on an application are reviewed, only matters relevant to the application are normally taken into account, these are known as 'material planning considerations'.

'Material considerations' are extremely varied and include fundamental factors involved in land-use planning such as:

- the number, size, layout, siting, density, design and external appearance of buildings
- the proposed means of access landscaping
- **impact on the neighbourhood**
- the availability of infrastructure

Issues, which 'may' be considered

- Planning history of the site
- Overshadowing
- Overlooking and loss of privacy
- Adequate parking and servicing
- Overbearing nature of proposal Loss of trees
- Loss of ecological habitats
- Archaeology
- Contamination by a previous use
- Effect on listed building(s) and conservation areas
- Access and highways safety
- Traffic generation
- Noise and disturbance
- Disturbance from smells
- Public visual amenity
- Flood risk
- Planning gain

Issues which 'can not normally' be considered

- Loss of value to an individual property
- Loss of a private individual's view
- Boundary disputes including encroachment of foundations or gutters
- Private covenants or agreements
- The applicant personal conduct or history
- The applicant motives
- Potential profit for the applicant or from the application
- Private rights to light
- Private rights of way
- Damage to property
- Loss of trade to individual competitors
- Age, health, status, background and work patterns of the objector
- The amount of time taken to do the work
- Building and structural techniques
- Matters covered by another statute
- Alcohol or gaming licence