

## **Planning Information to consider when we get Planning Applications**

Planning Officers are mindful to allow all planning applications to be approved unless there are comments or reasons to change their view and effective comments from agencies such as Parish Councils, Police, Highways, Water Companies, and other agencies can change their decision along with material Considerations, non-material considerations are not usually considered on all planning applications.

### **Material Consideration**

Overlooking of properties and Loss of Privacy

Loss of Light or overshadowing

Parking and highways issues including traffic problem's

Noise

Heritage Assets

Layout and Density of development

Design of development -must meet National Planning Policy Framework

Disability access

Bio- diversity impact- nature/trees/conservation

Previous Applications- Previous decisions

### **Non-Material Consideration**

Loss of Views

Negative comments on negative house value due to developments being built

Restrictive Covenants-Land Ownership

Applicants Personal Circumstances

Business Competition

Matters controlled by Building Regulations

Neighbour does not like it

As a Parish council it is good that we make observations on all planning applications based on local knowledge and are open to reasonable views on this. As detailed above all Material considerations need to be considered with the notice and applied where possible