

DEVELOPMENT CONTROL: ENVIRONMENTAL SERVICES

PUTTING YOUR VIEWS TO THE COUNCIL

This is a brief guide to help you direct any views you may have on a planning application to those matters which the Council is able to take into account in reaching its decision. It is not possible to include all matters which may arise in such a short guide and, therefore, if you have any queries please telephone the case officer quoted at the top of the letter.

MATERIAL PLANNING CONSIDERATIONS

In considering a planning application the Council has a statutory duty to have regard to the provisions of the development plan and any other "material considerations".

The most common "material considerations" include the following, although the list is not exhaustive.

- Local, strategic, regional and national planning policies
- Government circulars, orders and statutory instruments
- Loss of light
- Overshadowing
- Overlooking/loss of privacy
- Visual amenity (but loss of private view is not material)
- Adequacy of parking/loading/turning Highway safety
- Traffic generation
- Noise and disturbance resulting from use
- Smells
- Hazardous materials
- Loss of trees
- Effect on listed building and conservation area
- Layout and density of buildings
- Design, appearance and materials
- Landscaping
- Road access
- Disabled persons' access
- Proposals in the development plan
- Previous appeal decisions
- Nature conservation
- Archaeology
- Light Pollution
- Ground Contamination

MATTERS WHICH CANNOT NORMALLY BE TAKEN INTO ACCOUNT

These include:

- Matters controlled under building regulations or other non-planning laws e.g. structural stability, drainage, fire precautions etc.
- Private issues between neighbours e.g. land/boundary disputes, damages to property, private rights of way, covenants etc.
- Loss of value of property.
- Problems associated with the construction period of any works e.g. hours of work, noise, dust, construction vehicles etc.

We hope this guide will help you give your views in an effective way.