

Your representation at the Planning Committee should relate to material planning considerations. Non-material considerations will be disallowed.

Material planning considerations include:

- Loss of light or overshadowing
- Overlooking/loss of privacy
- Visual amenity (but not loss of private view)
- Adequacy of parking/loading/turning
- Highway safety
- Traffic generation
- Noise and disturbance resulting from use
- Hazardous materials
- Smells
- Loss of trees
- Effect on listed building and conservation area
- Layout and density of building
- Design, appearance and materials
- Landscaping
- Road access
- Local, strategic, regional and national policies
- Government circulars, orders and statutory instruments
- Sustainability Issues
- Disabled persons' access
- Compensation and awards of costs against the Council at public enquiries
- Proposals in the Development Plan
- Previous planning decisions (including appeal decisions)
- Nature conservation
- Archaeology

Non-material planning considerations include:

- Private property rights
- Boundary disputes
- The developer's morals or motives or character
- Loss of view over other people's land
- Effects on property values (but may be relevant if a material consideration)
- Business competition
- Restrictive covenants
- Trade objections from potential competitors
- Land ownership
- Loss of private access rights
- Access for maintenance
- Structural stability
- Drainage
- Fire precautions
- Private rights of way
- Covenants
- Problems with construction period such as hours of work, noise, dust, construction vehicles