

Relevant material planning considerations

- Overshadowing
- Overlooking and loss of privacy
- Adequate parking and servicing
- Overbearing nature of proposal
- Loss of trees
- Loss of ecological habitats
- Design and appearance
- Layout and density of buildings
- Adequacy of drainage
- Effect on listed building(s) and conservation area(s)
- Access and highway safety
- Traffic generation
- Noise and disturbance from the scheme
- Disturbance from smells
- Public visual amenity (not loss of private view)
- Flood risk
- Relevant previous planning history
- Vitality and viability of Town Centres

The factors listed below are not considered when determining a planning application

- Loss of value to individual property
- Loss of private view
- Boundary disputes including encroachment of foundations or gutters
- Private covenants or agreements
- Applicant's personal conduct or history
- Applicant's motives
- Potential profit for the applicant or from the application
- Private rights to light
- Private rights to way
- Damage to property
- Disruption during any construction phase (this can be conditioned)
- Loss of trade and individual Competition
- Age, health, status, background and work patterns of the objector or family member
- Time taken to do the work
- Capacity of private drains
- Building and structural techniques
- Alcohol or gaming licences and other moral issues

N.B. Personal considerations are rarely if ever considered to outweigh planning concerns.