

Advice sheet

Examples of Material and Non-Material Planning considerations

| Material | Non Material |
|------------------------------------|------------------------------------|
| Design and Visual Impact | The applicant |
| Privacy/Daylight/Sunlight | Land ownership |
| Noise/Smell/Pollution | Private Rights |
| Access/Traffic | Restrictive Covenants |
| Ecology/Landscape | Property Value |
| Crime | Competition |
| Economic Impact | Loss of View |
| Planning History/Related Decisions | Number of representations received |
| Cumulative Impact | Changes from a previous scheme |
| Sustainable materials | |
| Internal standards | |