

What is a material consideration ?

A material consideration is a matter that should be taken into account in deciding a planning application or on an appeal against a planning decision.

Material considerations can include (but are not limited to):

Overlooking/loss of privacy

Loss of light or overshadowing

Parking

Highway safety

Traffic

Noise

Effect on listed building and conservation area

Layout and density of building

Design, appearance and materials

Government policy

Disabled persons' access

Proposals in the Development Plan

Previous planning decisions (including appeal decisions)

Nature conservation

However, issues such as loss of view, or negative effect on the value of properties are not material considerations.

There is no set list defining material considerations, your Local Planning Authority will decide what is deemed to be 'material'.