Some aspects to refer to when considering planning applications

Material Considerations Include (but not limited to):

• Layout, density

• Overlooking/overshadowing

• Wildlife/wildflowers/trees

• Heritage assets

• Access/traffic

• Local economy/Jobs

• Preserve community life

• Design/appearance/materials

• Noise/smell

• Viability

 • Crime/anti social behaviour

 • Cumulative impact

 Non Material Considerations

• History / character of applicant

• Disturbance during development

• Personal circumstances

• Impact on individual

• Commercial competition

• Impact on property value

 • Matters of decency or taste

• Matters covered by other legislation

Things to consider:

What is the impact on the surroundings?

 • Is the site large enough?

 • It is in the scale with the original building or surrounding area?

• Would important trees, wildflowers or wildlife be affected?

• Would it affect the amenity of neighbours? • Is there overlooking, loss of privacy?

• Excessive noise or smells, increased activities?

• Is access an issue?

• What about parking?

• Is the design and/or materials in keeping with the area?

 • Especially if a Listed Building or in a Conservation Area, is it in keeping with the original character?

Other things to consider – Bigger proposals

 • Does it meet a local need?

 • If it is needed, is this the most suitable and sustainable location?

• Impact on local services (schools, doctors surgeries etc.)

• Impact on infrastructure (roads, sewer, flood defence etc.)?

• Impact on the landscape?