

EXAMPLES OF MATERIAL AND NON-MATERIAL PLANNING CONSIDERATIONS

Material (valid reasons to comment on a planning application)	Non-material (issues that cannot be considered when making a planning decision)
<ul style="list-style-type: none"> • Compliance with national and local policies, including supplementary planning documents such as the Peak District Design Guide. • Design and appearance of the development • Layout and density of buildings • Local needs eg. housing provision • Planning history of the site • Overshadowing/overbearing presence near a common boundary that is to the detriment of neighbours • Overlooking/loss of privacy • Loss of light • Light pollution • Health/ crime fears • Highway issues: traffic generation, vehicle access, road safety • Car parking provision • Capacity of infrastructure (eg in the public drainage system, or spaces in schools) • Noise and disturbance resulting from use, including proposed hours of operation • Smells • Loss of trees • Impact on nature conservation interests & biodiversity opportunities • Effect on listed buildings and Conservation Areas • Impact on archaeological finds or sites • Risk of flooding • Landscaping • Ensuring equal access to buildings/sites (eg for people with disabilities) 	<ul style="list-style-type: none"> • Loss of view • Devaluation of property • Matters controlled under Building Regulations or other non-planning legislation (eg structural stability, drainage details, fire precautions, matters covered by licences etc) • Character of applicant • Private issues between neighbours eg land/boundary disputes, damage to property, private rights of access, covenants etc. • Problems arising from the construction period of any works, eg noise, dust, construction vehicles, hours of working (covered by Control of Pollution Acts). • "Better" site or "better uses" • Change from a previous scheme • Speculation about what applicant may/ may not do next • Commercial competition • Moral/ religious objections