

Material considerations are many and extraordinarily varied. They include all the fundamental factors involved in land-use planning, such as:

- the number, size, layout, siting, density, design and external appearance of buildings,
- the proposed means of access,
- landscaping,
- impact on the neighbourhood, and
- the availability of infrastructure.

Examples of other factors that **may** be taken into account as material considerations in the decision-making process include:

- Planning history of the site, in particular any 'fall-back' position
- Overshadowing
- Overlooking and loss of privacy
- Adequate parking and servicing
- Overbearing nature of proposal
- Loss of trees
- Loss of ecological habitats
- Archaeology
- Contamination by a previous use
- Effect on Listed Building(s) and Conservation Areas
- Access and highways safety
- Traffic generation
- Noise and disturbance from the scheme
- Disturbance from smells
- Public visual amenity
- Flood risk
- Planning gain
- Alternative available sites

Examples of factors that **cannot** normally be considered as material planning considerations are:

- Loss of value to an individual property
- Loss of a private individual's view
- Boundary disputes, incl. encroachment of foundations or gutters (Party Wall Act, etc)
- Private restrictive covenants or agreements
- The applicant's personal conduct or history
- The applicant's personal circumstances (only in very exceptional circumstances where strong compassionate or other personal grounds are demonstrated)
- The applicant's motives
- Potential profit for the applicant or from the application
- Private rights to light
- Private rights of way
- Damage to property
- Loss of trade to individual competitors
- Age, health, status, background and work patterns of the objector
- Time taken to do the work
- Building and structural techniques (Building Act, etc)
- Matters covered by other statute (e.g. Highways legislation)
- Alcohol or gaming licence