

Planning Services – Development Management

Material Planning Considerations

December 2012



Altogether better



This brief guide is intended to help you direct any views you may have on a planning application to those matters that the Council can take into account in reaching a decision.

The Council must exercise its judgement when deciding whether planning permission should be granted for a proposal. This will mean examining the development plan and taking relevant matters which apply to the proposal into account. These are usually referred to as 'material planning considerations' When commenting on planning applications therefore, please ensure that what you say is relevant to planning.

The following list is not exhaustive but it gives an indication of the sort of comments that are relevant to the consideration of a planning application.

Material planning considerations can include:

- Loss of light or overshadowing
- Overlooking/loss of privacy
- Visual amenity (but not loss of private view)
- Traffic generation, highway safety, road access
- Adequacy of parking/loading/turning
- Noise and disturbance resulting from use
- Hazardous materials/ground contamination
- Smells
- Loss of trees
- Effect on listed buildings and conservation areas
- Layout and density of building
- Design, appearance and materials
- Landscaping
- Road access
- Local, strategic, regional and national planning policies
- Government circulars, orders and statutory instruments
- Disabled persons' access
- Compensation and awards of costs against the Council
- Previous planning decisions (including appeal decisions)
- Nature conservation
- Archaeology

Matters that are sometimes raised but are not material planning considerations include:

- The perceived loss of property value
- Boundary and access disputes, covenants and other private property matters
- The loss of a view
- The impact of construction work
- Commercial competition between firms
- Restrictive covenants
- Ownerships issues over rights of way
- Questioning the motives or morals of the applicant.
- That a planning application has been submitted retrospectively
- Matters controlled under other non-planning laws

Would you also note that material planning considerations will need to be weighed as part of the planning balance in reaching a final decision on any application, according to their relative importance in each case.

Further Information

Should you require further advice as to what issues are likely to be material planning considerations for a particular application you are encouraged to contact the identified Planning Officer dealing with the case or Planning Support for all other enquiries;

Planning Support Team
(t) 03000 262830ⁱ (e) planning@durham.gov.uk

V2 updated Oct 16 -AS