

Government Guidance on what is a material planning consideration:

“The scope of what can constitute a material consideration is very wide and so the courts often do not indicate what cannot be a material consideration. However, in general they have taken the view that planning is concerned with land use in the public interest, so that the protection of purely private interests such as the impact of a development on the value of a neighbouring property or loss of private rights to light could not be material considerations.

Paragraph: 008 Reference ID: 21b-008-20140306, Revision date: 06 03 2014 (see <https://www.gov.uk/guidance/determining-a-planning-application>)

MATERIAL

- Design and visual impact
- Privacy/daylight/sunlight
- Noise, smell, pollution
- Access/traffic
- Health/ health and safety
- Ecology, landscape
- Crime (and fear of)
- Economic impact
- Planning history / related decisions
- Fallback position e.g. Permitted Development
- Cumulative impact

NOT MATERIAL

- The applicant
- Land ownership
- Private rights (e.g. land/boundary disputes, damage to property, access, covenants, Party Wall issues)
- Property value
- Competition
- Loss of view
- “moral” issues
- Numbers of objections
- Change from previous scheme
- Matters controlled under building regulations or other non-planning legislation e.g. structural stability, fire precautions, licences etc.
- Opposition to the principle of development when this has been approved by an outline planning permission