PLANNING GUIDANCE

MATTERS WHICH **CAN** BE TAKEN INTO ACCOUNT	MATTERS WHICH **CAN'T** BE TAKEN INTO ACCOUNT
- Environmental qualities of the area, visual character and amenity - Loss of light and overshadowing - Overlooking and loss of privacy - Noise, disturbance and odour - Loss of trees - Road safety, access, car parking, traffic generation - Flood risk - Case law and previous planning decisions - Climate Change and Sustainable design and construction - Consideration of what could, otherwise, be undertaken as "permitted development" without the need for a specific permission - The adopted "Development Plan" comprising Policies of the Local Plan, Core Strategy, Neighbourhood Plan, Waste and Minerals Plans - Emerging Local Plans and Neighbourhood Plans - Supplementary Planning Documents such as Conservation Appraisals - The National Planning Policy Framework and Planning Practice Guidance	- Moral objections - The loss of a private view - Property values - Ownership - Covenants and personal property rights - Other legislation which imposes controls e.g. Building Regulations - The fact that the development has already been carried out and the applicant is seeking to regularise the situation - The developer's motives, record or reputation - Unfair competition - Speculation over future use - That public consultation hasn't been undertaken prior to making a planning application - The volume of representations that have been made by the community.