

Material Considerations

Once a planning application is registered notifications will be sent to the relevant consultees, including Town/Parish Councils, and immediate neighbours. However, anyone can comment on a planning proposal, regardless of whether they live next door to the application site.

All consultees have 21 days in which to comment on the application. After this 21-day period SHDC can either refuse or approve an application, sometimes with conditions or obligations.

Within the 21-day statutory publicity period if you wish to respond to an application you may respond electronically via our website, by email, or by post. Any representation that is made either electronically or in writing is put on a public file and will be published on the Council's website, where it will be available for members of the public to view.

Planning Officers are only able to consider what is known as 'material planning considerations' in the assessment of a proposal. Letters of representation and Town/Parish Council consultation responses should only consider material planning considerations in their response.

Planning policies, relevant to the determining of an application, are material considerations as well as case specific considerations as outlined below.

Examples of Material Considerations:

Material Considerations	Non-Material Considerations
Loss of light or overshadowing	Perceived loss of property value
Overlooking/loss of privacy/overbearing	Private disputes between neighbours
Visual amenity	Loss of private view
Access, Traffic, Highway safety	Restrictive covenants
Economic impact	Ownership disputes and land ownership
Effect on listed building and/or conservation area, World Heritage Site	Inconvenience caused by building works
Design, siting , appearance and materials	The fact development has already started
Planning history/related decisions	The applicant and personal circumstances (unless in exceptional circumstances)
Noise, smell, pollution	Private rights (access)
Ecology and landscape	Competition
Crime (or fear of)	"Moral" issues
Flood Risk	Number of objections received