

South Oxfordshire District Council

PLANNING SERVICES

The table below provides some common planning considerations which the council can and cannot take into account when determining a planning application.

MATERIAL PLANNING CONSIDERATIONS Normally taken into account in the determination of applications	NON-MATERIAL PLANNING CONSIDERATIONS <u>Not</u> normally considered in the determination of applications
<ul style="list-style-type: none"> • The Statutory Development Plan <ul style="list-style-type: none"> ➢ Oxfordshire Structure Plan ➢ Waste & Minerals Local Plan ➢ South Oxfordshire Local Plan Section 54a of the Town & Country Planning Act 1990 requires that applications or appeals be determined in accordance with the Development Plan unless material considerations indicate otherwise • Planning/Development Briefs produced by South Oxfordshire District Council • Government Advice • Planning Policy Guidance Notes (PPG's) • Circulars • Previous Planning decisions (including existing uses) • Amenity considerations <ul style="list-style-type: none"> - Overlooking - Over-development - Character of area - Scale and bulk resulting in loss of light - Trees - Noise - Smell • Traffic generation, parking and safety • Design • Materials • Crime and community safety • Need (eg. Agricultural Workers Dwelling) 	<ul style="list-style-type: none"> • Loss of property value • Land ownership and boundary disputes • Competition <ul style="list-style-type: none"> - takeaways - name of business (eg. Different supermarket chains) • A loss of a private view • Legal rights/consents deeds, covenants, private rights of way, licences (eg. entertainment) • Internal layout • Provision of services • Matters controlled under other legislation