

PLANNING APPLICATIONS – GUIDANCE

All planning applications will be considered by Rotherham Metropolitan Borough Council (RMBC) in line with national planning policies (set out primarily in the National Planning Policy Framework), any local planning policies (such as the Core Strategy) and also any relevant case law.

In considering any appeals or objections to planning applications/decisions only 'material' considerations will be taken into account.

Examples of Material Considerations:

- Scale, design and appearance of the proposed plan
- Overlooking and loss of privacy
- Highway and pedestrian safety
- Noise and disturbance
- Trees and ecology
- Flood risk
- Conservation
- Plans that do not comply with planning policies or case law

Examples of non-material considerations that are **NOT** taken into account are:

- Loss of value of properties (real or perceived)
- Private property rights, covenants
- Loss of view
- Rights to light
- Possible future development
- Trade competition
- Personal circumstances, reputation or motives

Please note these are not exhaustive lists and there are other factors that may be taken into account when an application is considered; the above is outline guidance only. If you require more detailed advice please contact the Case Officer at RMBC detailed on the individual planning application.