

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

Application Type	Government Definition
Major	<ul style="list-style-type: none"> ● 10 or more dwellings or the site area for residential development is 0.5 hectares or more ● 1000 sqm or more, or the site is 1 hectare or more
Minor	<ul style="list-style-type: none"> ● less than 10 dwellings or the site area for residential development is less than 0.5 hectares ● less than 1000 sqm, or the site is less than 1 hectare
Other	Changes of use, householder development (development within the curtilage of a residential property), adverts, listed building consents, conservation area consents, lawful development certificates, agricultural notifications, telecommunications, etc.