

## **Housing Permissions**

Factors considered by Cotswold DC for giving an approval decision.  
August 2015

### **Material**

Layout and density of housing  
Design, appearance and materials  
Overlooking/loss of privacy  
Loss of light, overshadowing  
Ecology, nature conservation, landscape  
Noise, smell, pollution  
Parking, highways and traffic,  
Effect on listed buildings, conservation area  
Planning history, related planning decisions, appeal decisions  
Financial considerations and viability  
Planning policy and planning practise guidance  
Capacity of physical infrastructure  
New homes bonus and local community benefits  
Disabled persons access

### **Non-material**

Negative effect on value of property  
Business competition  
Land ownership or restrictive covenants  
Large financial gain for developers  
Moral objections  
Loss of private view  
Retrospective application  
Track record of applicant/developer  
Change from previous scheme  
Matters covered by other legislation  
    eg building regulations, environmental health  
Level of local support or opposition  
Applicant's personal circumstances  
Problems arising from construction period