**Criteria to be taken into account for deciding on acceptibility or otherwise of planning applications:**

* + Alignment with policies within Ide Neighbourhood Plan <http://idevillage.org.uk/parish-council/neighbourhood-plan/>
  + Alignment with policies within the Teignbridge DC Local Plan (Teignbridge DC) <https://www.teignbridge.gov.uk/media/1669/local-plan-2013-33.pdf>
  + Alignment with policies within the National Planning Policy Framework <https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf>
  + Are there any adverse effects on the residential amenity of neighbours, by reason of (among other factors) noise\*, disturbance\*, overlooking, loss of privacy, overshadowing, etc. [\*but note that this does not include noise or disturbance arising from the actual execution of the works, which will not be taken into account]
  + Is there an unacceptably high density / overdevelopment of the site, especially if it involves loss of garden land or the open aspect of the neighbourhood (so-called ‘garden grabbing’)
  + Visual impact of the development
  + Effect of the development on the character of the neighbourhood
  + Design (including bulk and massing, detailing and materials, if these form part of the application)
  + Is the proposed development over-bearing, out-of-scale or out of character in terms of its appearance compared with existing development in the vicinity
  + The loss of existing views from neighbouring properties would adversely affect the residential amenity of neighbouring owners
  + [If in a Conservation Area, adverse effect of the development on the character and appearance of the Conservation Area]
  + [If near a Listed Building, adverse effect of the development on the setting of the Listed Building.]
  + Would the development would adversely affect highway safety or the convenience of road users [but only if there is technical evidence to back up such a claim].

**The following points, on the other hand will not be taken into account in deciding on the acceptability of the development in planning terms** :

* + The precise identity of the applicant;
  + The racial or ethnic origin of the applicant, their sexual orientation, religious beliefs, political views or affiliations or any other personal attributes;
  + The reasons or motives of the applicant in applying for planning permission (for example if the development is thought to be purely speculative);
  + Any profit likely to be made by the applicant;
  + The behaviour of the applicant;
  + Nuisance or annoyance previously caused by the applicant [unless this relates to an existing development for which retrospective permission is being sought];
  + Concerns about possible future development of the site (as distinct from the actual development which is currently being proposed);
  + Any effect on the value of neighbouring properties