## Northumberland County Council Planning Applications North Division

NOTE: All applications (including plans and comments) can be viewed at <a href="https://publicaccess.northumberland.gov.uk/online-applications/">https://publicaccess.northumberland.gov.uk/online-applications/</a> Individual applications can be viewed by clicking the link on the Application Ref Number.

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## Examples of issues the local planning authority can normally consider as a material planning consideration:

- Overshadowing;
- Overlooking and loss of privacy;
- Adequate parking and servicing;
- Impact on 'outlook'/sense of enclosure
- Loss of trees:
- Loss of ecological habitats;
- · Design and appearance;
- Layout and density of buildings;
- Effect on listed building(s) and conservation areas;
- Access and highways safety;
- Traffic generation;
- Noise and disturbance from the scheme (though not from construction);
- Disturbance from smells:
- Public visual amenity (not loss of private individual's view);
- Flood risk.

## Examples of issues the local planning authority cannot normally consider as a material planning consideration:

- Loss of value to private individual property;
- Loss of view;
- Boundary disputes including encroachment of foundations or gutters;
- Private covenants or agreements;
- The applicant's personal conduct or history;
- The applicant's motives;
- Potential profit for the applicant or from the application;
- Private rights to light;
- Private rights of way;
- Damage to property;
- Disruption during any construction phase;
- Loss of trade and competitors;
- Age, health, status, background and work patterns of objector;
- Time taken to do the work:
- Capacity of private drains;
- Building and structural techniques;
- Alcohol or gaming licences.

Application Ref 24/01359/VARYCO Date Valid 26/04/24

**Location** Land At Seton Hall Ord Road Tweedmouth

Berwick-Upon-Tweed Northumberland TD15 2UT

<u>Description</u> Variation of conditions 2 (approved plans) and

discharge of conditions 3, 6, 7, 11, 13, 18, 19, 23 and 24 on approved application 21/04453/FUL to remove plots 11 and 28 as they are within root protection zones and cannot be built out. Change

external canopies from perspex to GRP.

(BTC Note: GRP stands for Glass Reinforced Plastic. It is also called fibreglass, composite plastic

or FRP.)

<u>Case Officer</u> Mr James Hudson

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Application Ref 24/01518/FUL Date Valid 07/05/24

**Location** 66 Dean Drive Tweedmouth Northumberland TD15

2DE

**<u>Description</u>** Proposed rear single storey extension.

Case Officer North Area Team

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