

Northumberland County Council
Planning Applications
North Division

**NOTE: All applications (including plans and comments) can be viewed at <https://publicaccess.northumberland.gov.uk/online-applications/>
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 [23/04060/FUL](#) **Date Valid** 19/12/23

Location 4 Longstone View Pier Road Berwick-Upon-Tweed
Northumberland TD15 1JA

Description Replacement of 3 rotted double-glazed timber
sliding sash windows (c1990) with like-for-like
24mm double-glazing, as is currently in place for
remaining windows on front elevation

Case Officer North Area Team
Email planningcomments@northumberland.gov.uk

Application Ref [23/04382/FUL](#) **Date Valid** 19/12/23

Location 19C Wallace Green Berwick-Upon-Tweed
Northumberland TD15 1EB

Description Replacing existing windows in conservation area
with identical double-glazed windows.

Case Officer Mrs Esther Ross
Email planningcomments@northumberland.gov.uk

Application Ref [23/02113/FUL](#) **Date Valid** 21/12/23

Location Baitstrand Farm Berwick-Upon-Tweed
Northumberland TD15 1UE

Description Proposed erection of new summer house within the
grounds of Baitstrand Farm.

Case Officer Mr Michael Waddell
Email planningcomments@northumberland.gov.uk

Application Ref [23/04682/FUL](#) **Date Valid** 27/12/23

Location 3 Sandbank Spittal Berwick-Upon-Tweed
Northumberland TD15 2RP

Description Construction of a detached garage

Case Officer North Area Team
Email planningcomments@northumberland.gov.uk
