

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.**

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 [25/01729/FUL](#) (Expires 6/6) **Date Valid**
15/05

Location New East Farm Berwick-Upon-Tweed Northumberland
TD15 1UT

Description Proposed rear single storey flat roof extension with
lantern rooflights

Case Officer Esther Ross

Email planningcomments@northumberland.gov.uk

Application Ref [25/01473/FELTPO](#) (Expires 12/06) **Date Valid**
22/05

Location 8 Ava Lodge Castle Terrace Berwick-Upon-Tweed
Northumberland TD15 1NP

Description Tree Preservation Order Application to remove 1no
Sycamore Tree, due to risk of uprooting in high winds,
leaning towards adjacent road.

Case Officer Stephanie Forster

Email planningcomments@northumberland.gov.uk

Application Ref [25/01603/FUL](#) (Expires 17/06) **Date Valid**
27/05

Location Royal Border Bridge New Road Berwick-Upon-Tweed
Northumberland TD15 1NF

Description Relocation of Historic Royal Border Bridge sign under
one of the arches on the Tweedmouth side of the
bridge.

Case Officer North Area Team

Email planningcomments@northumberland.gov.uk