



B O S T O N BOROUGH COUNCIL

Municipal Buildings, West Street, Boston, Lincolnshire, PE21 8QR

Prior Approval for Proposed Change of Use from Offices to a Dwellinghouse (Use Class C3) and associated building operations (if applicable) – Class O

Town and Country Planning Act 1990

Town and Country Planning (General Permitted Development) (England) Order 2015
Schedule 2 Part 3 Class O - Process as set out by Schedule 2 Part 3(W)

Application Reference: B/21/0088

Applicant: Mr A Linkauskas
Beck Lodge
New Hammond Beck Road
Wyberton
Boston
PE21 7JD

Agent: Dean Morley
Misura Architectural Design
Lindum Business Park
Station Road
North Hykeham
Lincoln
LN6 3QX

Prior notification for proposed change of use from Offices (Use Class B1(a)) to dwellinghouse (Use Class C3) at Land Adj. to Beck Lodge, New Hammond Beck Road, Wyberton, Boston, PE21 7JD

Boston Borough Council, as Local Planning Authority, hereby confirm that **Prior Approval is refused** for the proposed development as set out above, for the following reasons;

The development would fail to satisfy Q2 (e) set out in Schedule 2, Part 3, Class O of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), by virtue of failing to provide adequate natural light to habitable rooms. Furthermore, the application incorporates external changes which are not permitted through a Class O submission. As such, prior approval is refused, the development does not constitute permitted development, and planning permission is required.

This application has been considered and refused against the following plans and documents:

- PL-LP-100 - Location Plan;
- PL-BP-100 - Existing Block Plan;
- PL-PL-100 - Existing Plan and Elevations
- PL-BP-101 - Proposed Block Plan;
- PL-PL-101 Rev A - Proposed Plan and Elevations;
- Flood Risk Assessment;
- Supporting Statement.

15-Apr-2021

Mike Gildersleeves
Assistant Director – Planning
Boston Borough Council and East Lindsey District Council.

Notes to applicant;

Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse Prior Approval, you may appeal under [section 78 of the Town and Country Planning Act 1990](#).
- Prior approval appeals generally follow the same procedures and timetables as appeals relating to ordinary planning permissions. Appeals against refusal of prior approvals relating to dwellinghouses, including the neighbours' consultation scheme for larger home extensions under Class A of Part 1 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 1995, will be made under the householder appeals process (see Annex C of the [Planning Inspectorate Procedural Guide](#)). Such appeals must be submitted within 12 weeks.
- Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.
- The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- **If you intend to submit an appeal** that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. [Further details are on GOV.UK](#).
- **Proposed Demolition** - The provision of Section 80 of the Building Act 1984 require that anyone who intends to demolish a building or structure shall give notice to the Council's Building Control department (01205 314295) beforehand, and work shall not commence until the Local Authority has given Notice under Section 81, or the relevant period of 6 weeks has expired.

THIS IS A LEGAL DOCUMENT – PLEASE RETAIN IN A SAFE PLACE, PREFERABLY WITH YOUR DEEDS

