



B O S T O N

BOROUGH COUNCIL

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

APPLICATION DECISION NOTICE

Application Reference: B/20/0281

Applicant: Mr Nigel Garner
Crest House
Coles Lane
Swineshead
Boston
PE20 3NS

In pursuance of the powers exercised by it as Planning Authority, Boston Borough Council, having considered your application to carry out the following development:-

Outline application for the erection of one single storey dwelling with detached double garage with means of access to be considered. All other matters reserved at Land to the rear of Crest House, Coles Lane, Swineshead, Boston, PE20 3NS

and in accordance with this notice and the particulars given in the application, do hereby give notice of its decision to **REFUSE Outline Planning Permission for the said development for the following reasons:-**

1. The proposed dwelling, by reason of its position and the characteristics of the site, would result in an unacceptable form of backland development. The tandem arrangement of dwellings (between the host property and the new dwelling) that would result would detract from the established spatial pattern of development, and the resultant development would therefore be at odds with the established character and would further diminish it in an unacceptable way. Furthermore, it would increase the apparent density of development at the expense of garden space, and would have an adverse effect on the amenities of Crest House and Rosedale as a result of the use of the indicated access/driveway arrangements. As such the development would be contrary to Policies 2 and 3 of the South East Lincolnshire Local Plan (2011-2036) and Section 12 of the National Planning Policy Framework which seeks to secure a high standard of design that is sympathetic to the character of an area.

Refused Plans

- Plan Ref 2 - Location Plan
- Plan Ref 3 - Existing Block Plan
- Plan Ref 1 - Proposed Block Plan (Indicative only)

In determining this application the authority has taken account of the guidance in paragraph 38 of the National Planning Policy Framework 2018 in order to seek to secure sustainable development that improves the economic, social and environmental conditions of the Borough.



Dated: 24 September 2020

A handwritten signature in black ink, appearing to be 'MG' with a horizontal line extending to the right.

Mike Gildersleeves
Growth Manager

TOWN AND COUNTRY PLANNING ACT 1990

NOTIFICATION TO BE SENT TO AN APPLICANT WHEN A LOCAL PLANNING AUTHORITY REFUSE PLANNING PERMISSION OR GRANT IT SUBJECT TO CONDITIONS

Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- **If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice**, if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.
- **If an enforcement notice is served relating to the same or substantially the same land and development as in your application** and if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier.
- **If this is a decision to refuse planning permission for a householder application**, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
- **If this is a decision to refuse planning permission for a minor commercial application**, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
- **If this is a decision to refuse express consent for the display of an advertisement**, if you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of receipt of this notice.
- **If this is a decision to refuse consent for works to a tree protected by a Tree Preservation Order**, if you want to appeal against your local planning authority's decision then you must do so within 28 days of the date of this notice.
- **For all other decisions**, if you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.
- 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 A LEGAL DOCUMENT – PLEASE RETAIN IN A PLACE, PREFERABLY WITH YOUR DEEDS

