



BOSTON BOROUGH COUNCIL

Town and Country Planning Act 1990

APPLICATION DECISION NOTICE

Application Reference: B/13/0146

Applicant: Mr & Mrs Davy
4 Hipper Lane
Wigtoft
Boston
Lincolnshire
PE20 2PY

Agent: Mr Keith Baker
Design and Management
7 West Fen
Frithville
Boston
Lincolnshire
PE22 7EX

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

Erection of a two storey side extension at 4, Hipper Lane, Wigtoft, Boston, Lincolnshire, PE20 2PY

And in accordance with this notice and the particulars given in the application, do hereby give notice of its decision to **GRANT Full Planning Permission** for the said development subject to **compliance with the following condition(s):-**

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out in accordance with the submitted application and associated plans referenced:

- Drawing ref: Proposed Site layout Plan 1:500 (2/6)
- Drawing ref: Proposed Layout Plan 1:100 (5/6)
- Drawing ref: Proposed Elevations 1:100 (6/6)

Reason: To ensure the development is undertaken in accordance with the approved details and to accord with Adopted Local Plan Policy G1.

Reason(s) for Granting Planning Permission:-

Planning permission has been granted because the proposed two storey side extension would not be detrimental to residential amenity, highway safety nor the character of the surrounding area. The design of the extension is appropriate to the size and shape of the existing house and would not cause loss of privacy or have an overbearing impact on occupants in the neighbouring properties. This proposal accords with the aims and objectives of policies G1, G3, G6, and C01 of the adopted Boston Borough Plan (April 1999) and Policies G1 and C01 of the Boston Borough Interim Plan (Non-Statutory Development Control Policy) (February 2006).

The statutory development plan for Boston Borough comprises the saved policies of the Boston Borough Local Plan April 1999. The relevant policies in the grant of this permission are:

- C01 (Development in the Countryside)
- G1 (Amenity)
- G3 (Foul and surface water disposal)
- G6 (vehicular and pedestrian access)

In determining this application the authority has taken account of the guidance in paras 186 – 187 of the NPPF (2012) in order to seek to secure sustainable development that improves the economic, social and environmental conditions of the Borough.

B/13/0146

Dated: 13-Jun-2013



Paul Edwards
Development Control Manager

Note

The applicant is advised that with effect from 1 October 2011, the majority of private lateral drains and sewers, which before 1 July 2011 were connected to a public sewer, were automatically adopted by the relevant water authority. This applies to both residential and commercial property. You are therefore advised that no consent is given for any building over any private lateral drain or sewer on the property and you are advised to contact the local water authority.