



PLANNING BY DESIGN
FROM CONCEPT TO COMPLETION

**Proposed Rear Extension works at: 44,
Sunningdale Drive, Boston, PE21 8HZ**

Planning Statement

**Written and prepared by Planning By
Design on Behalf of Diana Pape**

Application

Planning by Design (**the Agent**) have been instructed on behalf of the Diana Pape (**the Applicant**) to prepare and submit a planning application to Boston Borough Council (**the Planning Authority**) for proposed rear extension works (**the Proposed Development / Proposal**) at: : 44, Sunningdale Drive, Boston, PE21 8HZ (**the site**). The following Planning Statement has been constructed to support this application and demonstrate how the proposal is compliant with the relevant national and local planning policies / material considerations and how special circumstances apply for the provision of this application.

This Planning Application is supported by the provision of the following items:

- Application Form;
- Site Location Plans;
- Existing and Proposed Block Plans;
- Existing and Proposed Plans and Elevations;
- Planning Statement.



Figure 1: Site location plan (not to scale)

Proposed Development

The proposed development requested by way of this householder planning application is for the erection of a double storey rear extension for the provision of additional internal living space within the property. The proposed works will require the demolition of an existing ground floor rear conservatory which will be replaced by a new sustainable structure. The proposed new double storey extension will work off the existing footprint provided by the in-situ conservatory which will ensure that the proposal will be suitable in scale and not encroach into the dwellings existing private amenity space. To further ensure that the proposal will remain sympathetic to the existing property, the proposal will implement the use of matching materials to seamlessly blend into the existing site.



Figure 2: Proposed Block Plans (not to scale)



Figure 3: Existing and Proposed Elevations (not to scale)

Assessment

The following policy and guidance documents are recognized as primary considerations for the decision of the associated application at the site location

- National Planning Policy Framework;
- National Planning Practice Guidance;
- South East Lincolnshire Local Plan 2011-2036
- Supplementary Design Guidance Documents.

National Planning Policy Framework (NPPF)

Paragraph 8 of the NPPF explains that achieving sustainable development means that the planning system has overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- i) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the

- right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
- ii) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being; and
 - iii) an environmental objective – to protect and enhance our natural, built and historic environment, including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

Analysis: The proposal is in line with all three primary objectives of the National Planning Policy Framework from an environmental, social and economic perspective. From a social outlook, the proposal will provide great living benefits to the applicant through the provision of additional living space which will ensure that the property can remain sustainable inhabitable for the applicant’s growing family. From an environmental perspective, the proposal will not result in any significant change to the existing landscape character of this area as most aspects of this proposal as the existing suit is suitably tucked away from direct public viewing, benefiting from screening opportunities provided by natural and built landscape features in situ. From an economic perspective, the proposal will generate significant benefits at a local level as this development will stimulate economic activity as local suppliers and contractors will be sought for the construction following planning approval.

Section 12 of the NPFF relates to achieving Well-designed Places which states that “The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities

Analysis: As highlighted through the supplied planning drawings and designs, the proposal will not result in any detrimental impact to the existing openness of the greenbelt as the site is appropriately screened from all site boundaries through the existence of built and natural landscape features.

Paragraph 11 of the NPPF describes the presumption in favor of sustainable development. Additionally, paragraph 11 specifically states that for decision-making this means (amongst other things):

- approving development proposals that accord with an up-to-date development plan without delay; or:

- where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - i) the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole

In line with the National Planning Policy Framework, Planning by Design kindly request for a timely decision to be made on the proposal. Additionally, Planning by Design welcomes the opportunity to engage in any relevant discussion with the appointed case officer on behalf of the applicant to address any concerns or further queries.

South East Lincolnshire Local Plan 2011-2036

This adopted Local Plan has been produced by the South East Lincolnshire Joint Strategic Planning Committee (the Joint Committee). The Joint Committee is a partnership of Boston Borough, South Holland District and Lincolnshire County Councils who have worked together to create a single Local Plan for South East Lincolnshire (the name for the areas of South Holland District Council [South Holland] and Boston Borough Council [Boston Borough]).

Of the South East Lincolnshire Local Plan, the following policies are recognized as relevant considerations for the assessment of this application:

Conclusion

In considering this application, it is hoped that the Planning Authority recognise that this proposal has been designed and scaled appropriately, in line with the existing property and areas existing landscape character streetscape. Over the past number of years, the surrounding area has been subject to a variety of applications which can be seen to have enjoyed a high rate of return, in the form of planning approval. As such, although this site lies within a green belt boundary, this area is an established residential development which adds significant merit to this requested proposal. Should the Planning Authority however, raise any issue with the proposal following submission, Planning By Design would welcome any correspondence along with the opportunity to discuss this proposal, prior to the release of any formal decision.

