



ARCHITECTURE

AF Architecture
65 Robin Hoods Walk
Boston
Lincolnshire
PE21 9EX

Planning Department

Boston Borough Council
Municipal Buildings
West Street
Boston
Lincolnshire
PE21 8QR

14.02.22

Dear Sir/Madam,

Re: Demolition of Existing Dwelling and Erection of 2no. dwellings at 15 Watery Lane, Butterwick, Boston, Lincolnshire PE22 0HS

We have submitted all drawings and documents from the previous planning submission **B/15/0088** which was approved on 24/04/15. This application is a resubmission of the same application and proposal in order to reinstate the full planning permission which has lapsed since the proposed development did not commence within three years of the approval date on the Decision Notice in accordance with condition 1 of that notice.

Whilst planning policies have been updated and those quotes in the Design and Access Statement are now considered out of date, the current adopted policies still cover the same constraints of the site and we believe the proposal accords with current policies in much the same way.

The site is located within the Local Plan boundary for Butterwick as per Inset Map 12 and therefore accords with the overall spatial strategy of the South East Lincolnshire Local Plan. The proposed design considers fully and addresses all other issues surrounding adjacent amenity, flood risk and impact upon the character of the location. It therefore accords with current policies SP1, SP2 and SP3 and the ethos of the NPPF.

In line with current requirements, an additional Air Quality Assessment has been included with this submission.

We see no reason why this resubmission of a previously approved scheme for two new dwellings (one additional) would not be supported and renewed or approved by Boston Borough Council to allow the development to commence.

If you would like to discuss the proposal further or require any further information, please do not hesitate to contact me.

Yours Sincerely,



Adrian Fox
(Owner - Proprietor of **AF Architecture**)