

# Development Management Delegated Decision Report

B/20/0246



SUMMARY OF APPLICATION				
<b>Application Reference</b>	B/20/0246			
<b>Application Type</b>	Full Planning Permission			
<b>Proposal</b>	Creation of dropped kerb to front of property			
<b>Location</b>	21 Abbey Road, Swineshead, Boston, PE20 3EN			
<b>Applicant</b>	Miss Gemma Creasey			
<b>Agent</b>				
<b>Received Date:</b>	21-Aug-2020	<b>Consultation Expiry Date:</b>	15-Sept-2020	
<b>Valid Date:</b>	21-Aug-2020	<b>Statutory Expiry Date:</b>	16-Oct-2020	
<b>Date of Site Visit:</b>	25-Sep-2020	<b>Extension of Time Date:</b>	N/R	
<b>Objections received?</b>	None			
<b>5 day notification record:</b>				
	<b>Councillors notified</b>	<b>Date</b>	<b>Response received – date</b>	<b>Ok to continue</b>
<b>Recommendation</b>	Grant Planning Permission			
<b>Report by:</b>	Emma Dennis			
<b>Date:</b>	28/09/2020			



## **OFFICER REPORT**

### **SITE AND SURROUNDINGS:**

The application site is a detached two storey dwelling on a corner plot with a gravel driveway and a large grassed area to the side. The property has vehicular access to the rear, but it is currently used as a garden. The majority of the properties in this area have dropped kerbs.



Application site

### **DETAILS OF PROPOSAL:**

This is a retrospective planning application to drop the kerb at the front of the property onto Abbey Road, which is a classified road to create a driveway.

### **RELEVANT HISTORY:**

No recent relevant history.

### **RELEVANT DEVELOPMENT PLAN POLICIES AND DOCUMENTS:**

#### **South East Lincolnshire Local Plan (2011-2036)**

The following policies contained within the South East Lincolnshire Local Plan (2011-2036) (i.e. SELLP) are relevant to this application:

- Policy 2: Development Management, and
- Policy 3: Design of New Development

### **OTHER RELEVANT DOCUMENTS / LEGISLATION / GUIDANCE:**

#### **National Planning Policy Framework (2019)**

At the heart of the 2019 Framework is a presumption in favour of sustainable development. The following sections are relevant to this scheme:

- Section 4: Decision-making, and

- Section 12: Achieving well-designed places

## **National Planning Practice Guidance (PPG)**

### **CONSULTATION RESPONSES:**

LCC Highways/SUDs have commented to say that the access is currently gravel which is not permitted within the public highway and that the access must have a 1m buffer of bound material onside the private curtilage to prevent overspill on the public highway.

### **THIRD PARTY REPRESENTATIONS RECEIVED:**

No third party representations have been received.

### **EVALUATION:**

The key considerations in regards to this application are design of the proposal, character of the area and neighbours' amenity.

#### **Design of the proposal and character of the area**

Policies 2 and 3 of the Local Plan states that developments will be permitted which will not have harmful impacts upon the character and appearance of the local area and It is noted that many other properties on this road have dropped kerbs, leading to driveways which are constructed of different material types, and are of different layouts, so this development would not be out of keeping in the local area and therefore meets the requirements of Policies 2 and 3. The main character trait, that of open frontages, would be retained.

#### **Neighbours' amenity**

Policies 2 and 3 of the Local Plan require the amenities of neighbouring land users to be protected. The proposed will not have a negative impact on the adjacent occupier's as the houses adjacent the application site have created accesses onto their properties so therefore meet these requirements of Policies 2 and 3.

### **CONCLUSION:**

To conclude this proposal is considered to be an acceptable form of development that accords with Policies 2 and 3 of the SELLP and Sections 4 and 12 of the NPPF.

### **RECOMMENDATION: Grant Planning Permission**

<b>CONDITIONS / REASONS</b>			
Pre-commencement conditions?		Agreed with applicant/agent - Date:	
<p>1. The development hereby permitted shall be begun before the expiration of four years from the date of this permission.</p> <p>Reason: Required to be imposed pursuant to Section 51 of the Planning and Compulsory Purchase Act 2004.</p>			
<p>2. The development hereby permitted shall be carried out in strict accordance with the</p>			

application received and in accordance with the associated plans referenced:

- Location plan

Reason: To ensure that the development is undertaken in accordance with the approved details, in the interests of residential amenity and to comply with Policies 2 and 3 of the South East Lincolnshire Local Plan 2011-2036.

#### **INFORMATIVES / NOTES TO BE INCLUDED ON/WITH DECISION NOTICE**

1. The permitted development requires the formation of a new/amended vehicular access. These works will require approval from the Highway Authority in accordance with Section 184 of the Highways Act. The works should be constructed in accordance with the Authority's specification that is current at the time of construction. Relocation of existing apparatus, underground services or street furniture will be the responsibility of the applicant, prior to application. For approval and specification details, please contact [vehiclecrossings@lincolnshire.gov.uk](mailto:vehiclecrossings@lincolnshire.gov.uk)
2. Please contact the Lincolnshire County Council Streetworks and Permitting Team on 01522782070 to discuss any proposed statutory utility connections and any other works will be required within the public highway in association with the development permitted under this Consent. This will enable Lincolnshire County Council to assist in the coordination and timings of these works.

#### **3. LCC/Highways dated 01/09/2020.**

#### **STATEMENT OF PROACTIVE WORKING:**

In determining this application, the authority has taken account of the guidance in paragraph 38 of the National Planning Policy Framework 2019 in order to seek to secure sustainable development that improves the economic, social and environmental conditions of the Borough.