



B O S T O N

BOROUGH COUNCIL

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

Town and Country Planning Act 1990 **The Town and Country Planning (General Permitted Development) (England)** **Order 2015**

Process set out by Paragraph A.4 of Part 1 & Schedule 2 of Class A of The Town and Country Planning (General Permitted Development) (England) Order 2015

Application Reference: B/20/0302

Applicant: Susan Vines

77 West End Road

Wyberton

Boston

PE21 7LP

Agent: Mr Mark Carter

Build Design Ltd

Dovecote House

Mill Lane

Horncastle

LN9 5DS

The Boston Borough Council, as local planning authority, hereby confirm that their **Prior Approval is Refused** for the proposed development at the following address, as described below, and in accordance with the information that the developer provided to the Local Planning Authority:

Prior notification for a single storey rear extension 5.0m (L) x 6.3m (W). Maximum height of 3.80m with an eaves height of 2.50m. at 77, West End Road, Wyberton, Boston, PE21 7LP

Reason for refusal:

It is considered that this proposal for a rear storey extension fails part (i) as the flat roof is within 1 metre of the side boundary with proposed eaves height of 3.4 metres. The eaves height has been measured from the ground level up to the point where the wall meets the upper surface of the roof.

Therefore planning permission is required as it exceeds the allowances provided by criteria (i) of Class A, Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Refused plans

1006-01 Location plans and existing

1006-02 Proposed plans and elevations

01-Oct-2020



Mike Gildersleeves
Growth Manager

It is important that you read and understand all of the following informatives.

Informatives:

This written notice indicates that the proposed development would not comply with condition A.4 of Schedule 2 Part 1 Class A of The Town and Country Planning (General Permitted Development) (England) Order 2015. It is important to note that this written notice doesn't indicate whether or not the proposed development would comply with any of the other limitations or conditions of Schedule 2 Part 1 Class A.

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, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990 as amended.

If you want to appeal, you must do so within **twelve weeks** of the date of this notice, using a form which you can obtain from <http://www.planningportal.gov.uk/planning/appeals> or by email from enquiries@pins.gsi.gov.uk or by phoning 0117 372 6372.

You must send one copy of the completed forms to planning@boston.gov.uk or Planning Department, Boston Borough Council, Municipal Buildings, West Street, Boston, Lincs, PE21 8QR as well as to the Planning Inspectorate at the address on the form.