

SUMMARY OF APPLICATION			
Application Reference	B/20/0461		
Application Type	Full Planning Permission		
Proposal	Erection of 2no. 1.5 metres driveway gates onto an existing boundary wall		
Location	53A, Sleaford Road, Boston, PE21 8EX		
Applicant	Mr Douglas Allen		
Agent			
Received Date:	18-Nov-2020	Consultation Expiry Date:	17-Dec-2020
Valid Date:	25-Nov-2020	Statutory Expiry Date:	20-Jan-2021
Date of Site Visit:	16-Dec-2020	Extension of Time Date:	---
Objections received?	None		
5 day notification record:	Not applicable		
Councillors notified	Date	Response received – date	Ok to continue
Recommendation	Grant Planning Permission		
Report by:	Emma Dennis		
Date:	05/01/2021		

OFFICER REPORT

SITE AND SURROUNDINGS:

The application site is on the north side of Sleaford Road. This part of Sleaford Road contains a mixture of detached, semi-detached and terrace properties of different designs all of which have off-street parking. The site is a detached two-storey property with a horseshoe style driveway and a brick wall to the front boundary of the property. There are three mature trees behind the front boundary wall.

DETAILS OF PROPOSAL:

It is proposed to erect 1.5m high gates to the 2 access points on the drive. The gates are to match the height of the existing boundary wall and they are to be a grey powder coated metal design. The gate on the western side of the front boundary will be 5.3m wide and the gate on the eastern side of the boundary will be 3.5m wide.

After discussions with Lincolnshire County Council Highways it has been confirmed that the proposed gates will be set back 5.0m from the nearside edge of the carriageway and will not open onto the highway for highway safety reasons.



RELEVANT HISTORY:

B/03/0194 Tree Preservation Order Boston No. 4 - Application to 25% crown reduce and remove deadwood on one Lime Tree and to 50% crown reduce Silver Birch Tree to leave balanced crown.

Granted – 22/05/2003.

B/12/0028 Application for 20-25% crown reduction, crown raise and reduction in crown spread to a Lime Tree subject to Boston Tree Preservation Order No.4 (1996).

Granted – 15/03/2012.

B/13/0135 Application for works to trees protected by a Tree Preservation Order:

- Reduce crown of Silver Birch by 20%
- Reduce by 15%, shape, crown and clean Yew Tree

Granted – 09/05/2013.

B/13/0222 Application to fell 1 No. Silver Birch Tree (G2) protected by Boston Tree Preservation Order No. 4 (1966).

RELEVANT DEVELOPMENT PLAN POLICIES AND DOCUMENTS:

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:

At the heart of the National Planning Policy Framework (2019) 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:

Lincolnshire County Council (Local Highway and Lead Local Flood Authority)

THIRD PARTY REPRESENTATIONS RECEIVED:

No third party representations have been received.

EVALUATION:

The key planning issues in the determination of this application are:

- Design of the proposal and character of the area;
- Impact on residential amenity; and
- Highway safety

Design of the proposal and character of the area

Policy 2 of the Local Plan indicates that developments will be permitted which will not have harmful impacts upon the character and appearance of the area. Policy 3 states that all developments must create a sense of place by respecting the density, scale, visual closure, landmarks, views, massing of neighbouring buildings and the surrounding area.

The proposed two gates are considered to be of good design and size and will be a welcomed addition to the front elevation of the application site. Sleaford Road is a mixture of designs to the fronts, photos have been submitted to show another property along the same road which has gates of a similar design.

The design of the proposed gates is acceptable and would not undermine the character of the area or streetscene, therefore the proposal is considered to accord with Policies 2 and 3.

Impact on residential amenity

Policies 2 and 3 of the Local Plan seek to ensure that a new development does not significantly impact neighbouring land uses by reason of noise, odour, disturbance or visual intrusion.

This proposal is considered to have very little impact on the neighbouring properties. The properties to the west of the application site (No.53) is set back from the road and due to the boundary hedge will not have a clear view of the gates and No.51 (to the east) is separated from the proposal due to the adjacent garage building. Therefore it is not considered that this proposal will harm the amenities of these neighbouring properties.

Nos.52 and 54 opposite the application site will have full view of the proposal but it is not considered to be detrimental to their residential amenity.

In respect of the impact on the occupiers of nearby dwellings, the proposal is considered to accord with Policies 2 and 3.

Highway safety

This application seeks planning permission to erect gates to the two accesses of the application site which fronts onto Sleaford Road, which is a classified road.

It is considered the proposed access provides adequate visibility along the highway with the gates sufficiently set back from the highway edge for entering/exiting vehicles. LCC Highways have no objections to this proposal providing the gates are to be erected 5m from the highway and will open inwards to ensure there will be no harm to highway or pedestrian safety.

It is concluded that the proposal is acceptable in terms of highway safety and accords with 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 Full Planning Permission subject to the following condition(s) and reason:-

CONDITIONS / REASONS	
Pre-commencement conditions?	Agreed with applicant/agent - Date:
1.	<p>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>
2.	<p>The development hereby permitted shall be carried out in strict accordance with the application received and in accordance with the associated plans referenced:</p> <ul style="list-style-type: none">▪ Block Plan 1:500▪ Drawing of the gate▪ Plan received 07/01/21 showing location of the gate <p>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).</p>
3.	<p>The proposed gates serving the pedestrian and vehicular accesses shall be set back 5.0m from the nearside edge of the carriageway and open inwards towards the house and internal driveway.</p> <p>Reason: To enable calling vehicles to wait clear of the carriageway of Sleaford Road and to accord with Policies 2 and 3 of the South East Lincolnshire Local Plan (2011-2036).</p>

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