

Development Management Delegated Decision Report

B/21/0023



SUMMARY OF APPLICATION

Application Reference	B/21/0023		
Application Type	Full Planning Permission		
Proposal	Application for a dropped kerb		
Location	11, Lowgate Lane, Bicker, Boston, PE20 3DG		
Applicant	Mr Carl Appleyard		
Agent	Mr Chris Tetther, Vere Bros (Contractors) Ltd		
Received Date:	02-Nov-2020	Consultation Expiry Date:	18-Mar-2021
Valid Date:	25-Feb-2021	Statutory Expiry Date:	22-Apr-2021
Date of Site Visit:	26-Mar-2021	Extension of Time Date:	N/R
Objections received?	None		
5 day notification record: N/A			
Councillors notified	Date	Response received – date	Ok to continue
Recommendation	Grant Planning Permission		
Report by:	Emma Dennis		
Date:	19/04/2021		

OFFICER REPORT

SITE AND SURROUNDINGS:

The application site consists of a semi-detached bungalow located on the western side of Lowgate Lane in the settlement of Bicker.

The wider area is characterised by two-storey and single storey properties in a predominantly residential area. Other properties on this street already have drop kerb/off-street parking.

DETAILS OF PROPOSAL:

The area that would accommodate the new dropped kerb is currently a grass verge, public footpath with a front boundary hedge and grass garden to the front of the property. A 6.5m part of the hedge will have to be removed to facilitate the new access.

RELEVANT HISTORY:

There is no relevant history on this site.

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:

Bicker Parish Council have no objections to this application.

Lincolnshire County Council (Local Highway and Lead Local Flood Authority) have commented that this is a low trafficked area where many other properties have vehicular accesses. They have concluded that the proposed development is acceptable and accordingly, does not wish to object to this planning application. It has been requested that an informative is attached to this permission.

THIRD PARTY REPRESENTATIONS RECEIVED:

EVALUATION:

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

- Impact on highway safety
- Impact on the character and appearance of the area; and
- Impact on neighbouring amenity

Impact on highway safety

Policy 2 of the SELLP identifies access as a sustainable development consideration.

It is considered that adequate vehicle and pedestrian access to and from the site can be achieved with this proposal. It should be noted that no concerns have been raised by the Local Highway Authority.

To conclude it is considered that this proposal is will have no unacceptably adverse impacts on highway safety and therefore is in accordance with SELLP policy 2.

Impact on the character and appearance of the area

Policy 2 of the SELLP 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.

Dropped kerbs to allow off-street parking are a common feature to dwellings locally and would not harm the character of the area. It is considered that this proposal will remove vehicles from the side of the road which will enhance the appearance of the local area.

To conclude it is considered that this proposal is in accordance with SELLP policies 2 and 3.

Impact on neighbouring amenity

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

The creation of the access is similar to the adjacent properties and the development does not therefore result in unacceptable harm to the amenity of the adjacent occupiers.

In respect of the impact on the occupiers of nearby dwellings, the proposal is considered to accord with SELLP 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"> ▪ Location Plan ▪ Site Location Plan <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>

INFORMATIVES / NOTES TO BE INCLUDED ON/WITH DECISION NOTICE

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

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.