

Development Management Delegated Decision Report

B/21/0043



SUMMARY OF APPLICATION

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|-----------------------------------|--|-------------|--|--|--|-----------------------|--|
| Application Reference | | | | B/21/0043 | | | |
| Application Type | | | | Full Planning Permission | | | |
| Proposal | | | | Extension of existing dropped access by 2no. kerb stones | | | |
| Location | | | | Havendene, 130 Fishtoft Road, Boston, PE21 0DG | | | |
| Applicant | | | | Ms Sarah Pettitt | | | |
| Agent | | | | | | | |
| Received Date: | | 02-Feb-2021 | | Consultation Expiry Date: | | 05-Mar-2021 | |
| Valid Date: | | 11-Feb-2021 | | Statutory Expiry Date: | | 08-Apr-2021 | |
| Date of Site Visit: | | ---- | | Extension of Time Date: | | | |
| Objections received? | | | | None. | | | |
| 5 day notification record: | | | | | | | |
| Councillors notified | | Date | | Response received – date | | Ok to continue | |
| | | | | | | | |
| Recommendation | | | | Approve | | | |
| Report by: | | | | Simon Eldred | | | |
| Date: | | | | | | | |

OFFICER REPORT

SITE AND SURROUNDINGS:

The application site comprises a semi-detached bungalow within a predominantly residential area.

The site fronts onto Fishtoft Road (which is classified) and currently has a dropped kerb section allowing for access onto an existing driveway.

DETAILS OF PROPOSAL:

Planning permission is sought for the extension of the existing dropped kerb by two kerb stones.

RELEVANT HISTORY:

None.

RELEVANT DEVELOPMENT PLAN POLICIES AND DOCUMENTS:

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that determination must be made in accordance with the Plan unless material considerations indicate otherwise.



The application site is within the settlement boundary and is otherwise unallocated by the Proposals Map associated with the South East Lincolnshire Local Plan (2011-2036) i.e. SELLP. As such the following policies contained within the SELLP are relevant to this application:

Policy 2: Development Management
Policy 36: Vehicle and Cycle Parking

OTHER RELEVANT DOCUMENTS / LEGISLATION / GUIDANCE:

National Planning Policy Framework (2019)

National Planning Practice Guidance (PPG)

CONSULTATION RESPONSES:

Highway Authority – received 15 February 2021

- Having given due regard to the appropriate local and national planning policy guidance (in particular the National Planning Policy Framework), Lincolnshire County Council (as Highway Authority and Lead Local Flood Authority) has concluded that the proposed development is acceptable and accordingly, does not wish to object to this planning application.

THIRD PARTY REPRESENTATIONS RECEIVED:

As a result of the publicity no representations have been received.

EVALUATION:

The key consideration for this application is the effect on highway safety. It is considered unlikely the proposal would adversely affect the character and appearance of the area and neighbour amenity.

SELLP Policy 2 states that developments will be permitted providing that sustainable development considerations are met relating to access and vehicle generation levels.

Given the proposal is an extension to the existing dropped kerb it is considered the resulting work to extend the crossing area would not necessarily harm highway safety. The absence of an objection from the Highway Authority would support such a view.

It is therefore considered the proposal is acceptable and accords with SELLP Policy 2.

RECOMMENDATION:

Approve, subject to the following conditions and reasons.

| CONDITIONS / REASONS | |
|------------------------------|-------------------------------------|
| Pre-commencement conditions? | Agreed with applicant/agent - Date: |
| | |

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|---|--|
| 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 2nd February 2021 and in accordance with the four associated photos showing the whole access and numbered kerbs which are to be replaced to enable access and egress from the site and the highway.</p> <p>Reason: To ensure the development is undertaken in accordance with the approved details, and to comply with Policies 2 and 3 of the South East Lincolnshire Local Plan (2011-2036).</p> |

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| INFORMATIVES / NOTES TO BE INCLUDED ON/WITH DECISION NOTICE | |
| <u>STATEMENT OF PROACTIVE WORKING:</u> | |
| <p>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.</p> | |
| <p>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.</p> | |
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