



B O S T O N BOROUGH COUNCIL

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

Town and Country Planning Act 1990

APPLICATION DECISION NOTICE

Application Reference: B/21/0094

Applicant: Mr Paul Manning
Marsh Farm Bungalow
Wythes Lane
Fishtoft
Boston
PE21 0RG

Agent: Mr Arthur Barton
Blakeney Lodge
Tattershall Road
Boston
PE21 9NH

In pursuance of the powers exercised by it as Planning Authority, Boston Borough Council, having considered your application to carry out the following development:

Single storey rear and side extension at Marsh Farm Bungalow, Wythes Lane, Fishtoft, Boston PE21 0RG

And in accordance with this notice and the particulars given in the application, do hereby give notice of its decision to **GRANT Full Planning Permission** for the said development subject to **compliance with the following condition(s)**:

1. The development hereby permitted shall be begun before the expiration of four years from the date of this permission.

Reason: Required to be imposed pursuant to Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in strict accordance with the application received and in accordance with the associated plans referenced:
 - Location Plan
 - PM/1 - Block Plan, Proposed and Existing Floor Plans and Elevations

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).

3. The materials to be used on the external faces of the proposed development shall be of a similar appearance in size, colour and texture to those used on the existing dwelling.

Reason: To ensure that the new work matches the existing in the interests of visual amenity in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan (2011-2036).



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.

Date: 29-Apr-2021

A handwritten signature in black ink, appearing to read 'MG', with a horizontal line extending to the right.

Mike Gildersleeves
Assistant Director – Planning
Boston Borough Council and East Lindsey District Council

Informatives

1. Please find attached Witham Fourth IDB's response dated 17th March 2021.

TOWN AND COUNTRY PLANNING ACT 1990

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 or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- **If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice**, if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.
- **If an enforcement notice is served relating to the same or substantially the same land and development as in your application** and if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier.
- **If this is a decision to refuse planning permission for a householder application**, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
- **If this is a decision to refuse planning permission for a minor commercial application**, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
- **If this is a decision to refuse express consent for the display of an advertisement**, if you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of receipt of this notice.
- **If this is a decision to refuse consent for works to a tree protected by a Tree Preservation Order**, if you want to appeal against your local planning authority's decision then you must do so within 28 days of the date of this notice.
- **For all other decisions**, if you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.
- Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.
- The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- **If you intend to submit an appeal** that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. [Further details are on GOV.UK.](#)
- **Proposed Demolition** - The provision of Section 80 of the Building Act 1984 require that anyone who intends to demolish a building or structure shall give notice to the Council's Building Control department (01205 314295) beforehand, and work shall not commence until the Local Authority has given Notice under Section 81, or the relevant period of 6 weeks has expired.

THIS IS A LEGAL DOCUMENT – PLEASE RETAIN IN A SAFE PLACE, PREFERABLY WITH YOUR DEEDS

Our Ref: 36/43

Date: 17th March 2021

Director of Planning
Boston Borough Council
Municipal Buildings
West Street
BOSTON, Lincs
PE21 8QR



SUBJECT: PLANNING OBSERVATIONS

Planning Application No: B/21/0094

Grid Ref: 536349 343745

Applicant: Mr Paul Manning

Proposal: Marsh Farm Bungalow, Wythes Lane, Fishtoft.

Location: **SINGLE STOREY AND REAR SIDE EXTENSION.**

COMMENTS:

1. A Board maintained watercourse exists on the west boundary of the site and to which BYELAWS and the LAND DRAINAGE ACT applies:
No person may erect any building or structure (including walls and fences), whether temporary or permanent, or plant any tree, shrub, willow or other similar growth within **9 metres** of the top edge of the watercourse/edge of the culvert without the prior consent of the Board.
2. Board's consent is required to discharge surface water to a watercourse (open or piped).
3. Board's consent is required to discharge treated water to a watercourse (open or piped).
4. Board's consent is required to culvert, pipe or bridge the watercourse.
5. If there is any change to the surface water or treated water disposal arrangements stated in the application, please contact the Board.

Signed

E.M Johnson
Chief Engineer