



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/23/0082

Applicant: Mr John and Mrs Tracy Claydon
Dial House
Timms Drove
Low Grounds
Boston
PE20 3PG

Agent: Miss Queenie Cheng
Partners In Planning and Architecture Ltd
Suite 2
Clare Hall, St Ives Business Park
Parsons Green
St Ives
PE27 4WY

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

Approval of reserved matters (Access, Appearance, Landscaping, Layout and Scale) following outline approval B/21/0499 (Outline application with all matters (Access, Appearance, Landscaping, Layout and Scale) reserved for later approval for erection of one dwelling) at Dial House, Timms Drove, Low Grounds, Boston, PE20 3PG

and in accordance with this notice and the particulars given in the application, do hereby give notice of its decision to **GRANT Reserved Matters** for the said development subject to **compliance with the following conditions(s):-**

1. The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans and documents referenced:
 - Drawing Number 22/049/100 – Location Plan;
 - Drawing Number 22/049/101 Rev B – Proposed Block, Ecological Enhancement and Landscaping Plan;
 - Drawing Number 22-049 01 Rev D – Plans & Elevations;
 - Drawing Number 22-049 G Rev A – Garage Plans & Elevations;
 - specification for a rainwater harvesting and storage system;
 - specification for Built-in Swift, House Sparrow, starling + Bat Box;
 - specification notes – Landscaping Scheme and Management Plan; and
 - specification for a solar PV array.

Reason: To ensure that the development is undertaken in accordance with the approved details, and to comply with Policies 2, 3, 28, 30, 31 and 36 of the South East Lincolnshire Local Plan 2019.



2. Prior to development proceeding above ground level, a schedule of external materials and hard surfaced areas shall be submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the materials so approved.

Reason: In the interests of the appearance and character of the development and the visual amenity of the area, and in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan 2019.

In determining this application the authority has taken account of the guidance in paragraph 38 of the National Planning Policy Framework 2021 in order to seek to secure sustainable development that improves the economic, social and environmental conditions of the Borough.

Dated: 22 May 2023



Mike Gildersleeves

Assistant Director – Planning

Boston Borough Council, East Lindsey District Council and South Holland District Council

Informatives

1. This decision notice should be read in conjunction with outline permission B/21/0499 and any conditions contained within that permission.

You are reminded that conditions attached to B/21/0499 require (inter alia):

- the approval of a scheme for the disposal of foul and surface water (condition 5);
- the approval of details regarding the provision of electric vehicle charging points (condition 8).

The discharge of these conditions will be required before development can proceed above ground level.

You are also reminded that you must comply with the requirements of condition 11 (water consumption).

2. Lincolnshire County Council indicates that:

- 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. Any traffic management required to undertake works within the highway will be subject to agreement. The access must be constructed in accordance with a current specification issued by the Highway Authority. Any requirement to relocate existing apparatus, underground services, or street furniture because of the installation of an access will be the responsibility, and cost, of the applicant and must be agreed prior to a vehicle access application. The application form, costs and guidance documentation can be found on our website, accessible via the following link: <https://www.lincolnshire.gov.uk/licences-permits/apply-dropped-kerb>.
- Please contact the Lincolnshire County Council Streetworks and Permitting Team on 01522 782070 to discuss any proposed statutory utility connections, Section 50 licences and any other works which will be required within the public highway in association with the development

permitted under this Consent. This will enable Lincolnshire County Council to assist in the coordination and timings of these works. For further guidance please visit our website via the following link: Traffic Management - <https://www.lincolnshire.gov.uk/traffic-management>

IMPORTANT NOTES

We may have attached other documents or copy letters to this decision notice. While these do not form part of the Council's formal decision they should be used or read in conjunction with it. They contain useful or essential information, which you require to be aware of and may necessitate further actions on your part.

Building Act 1984

This consent does not constitute any Building Regulations approval under the Building Act 1984 nor permission under the Party Wall etc Act 1996.

- 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.
- **Before you dig** – we recommend that you use the Free Enquiry service – www.LSBUD.co.uk – this site allows you to submit enquiries about activities and work that you are planning, which may have an impact on National Grid Gas and Electricity Transmission Network and other utilities.

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 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. Further information is available online at www.gov.uk/appeal-planning-decision.
- Appeals can be made online at 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. www.gov.uk/government/collections/casework-dealt-with-by-inquiries

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