



PLANNING BY DESIGN

FROM CONCEPT TO COMPLETION

**Alterations to the property and single-storey rear
extension**

at:

241 Sleaford Road, Boston, PE21 7PG

Planning Statement/Evidence to Verify Application

**Written and prepared by Planning By Design on
Behalf of Vida Savan**

Date: 08 March 2024

1. Application

Planning By Design (**The agent**) has been instructed by Vida Savan (**the applicant**) to prepare and submit an Application for a Lawful Development Certificate for Proposed Use to Boston Borough Council (**the Planning Authority**) for the Alterations to the property and single-storey rear extension (**The development**) at 241 Sleaford Road, Boston, PE21 7PG (**the Site Location**).

This planning statement/evidence is to verify that the application has been drawn in support of this application to demonstrate how the proposal is in accordance with all necessary parameters and conditions to constitute Permitted Development as per the General Permitted Development Order (as amended) 2015.

2. Site location

The site is situated on the north side of Sleaford Road. The site comprises bungalow property which is set back from the main road. The site is surrounded by properties of similar size and appearance. The site does not appear to be associated with any planning constraints.

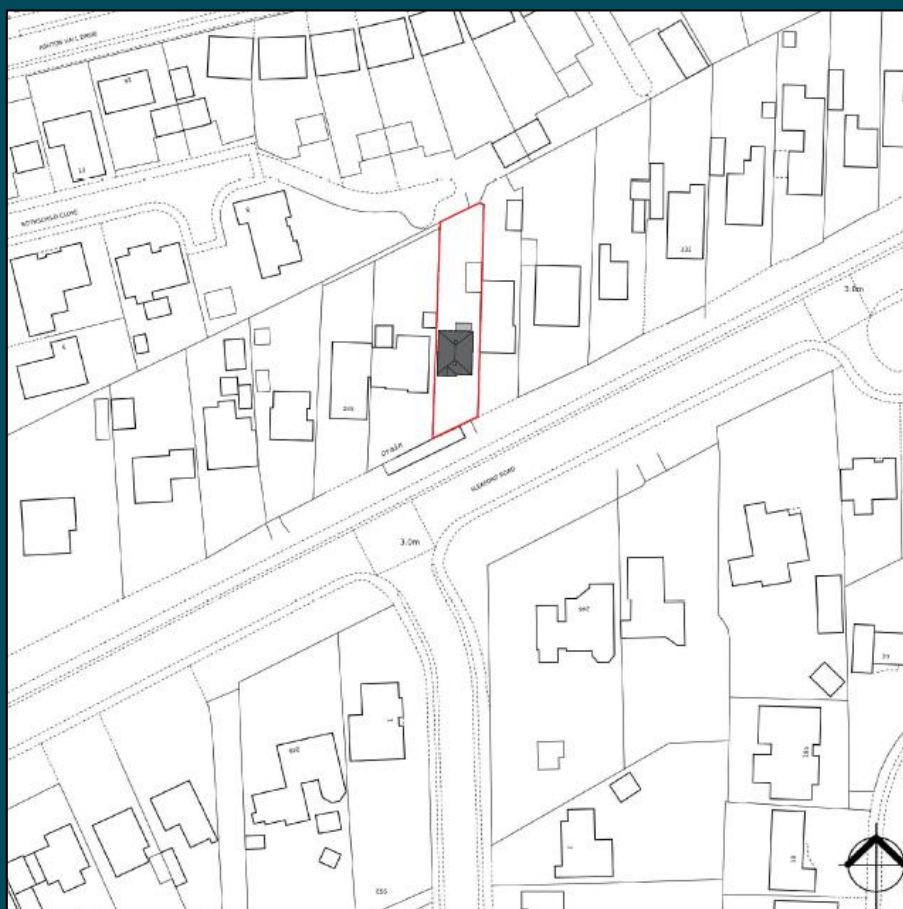


Figure 1: Site location plan

3. Planning History

Upon search on the council's planning database, it has been established that application site does not appear to have planning history

4. Proposed Development

This application seeks approval of the Certificate of Lawfulness for the Proposed Single Storey Rear Extension and alterations to the property. Alterations include removal of the chimney and alteration to the east elevation window.

This application seeks the lawfulness of the proposed development under Section 192 of the Town and Country Planning Act 1990 (as amended).

The proposal will comply with Schedule 2, Part 1, Class A and G of the General Permitted Development Order 2015 (amended) of the Town and Country Planning Act 1990.

5. Evidence to Verify Application

The following sections seek to demonstrate how the proposal is fully compliant with all necessary parameters and conditions to constitute Permitted Development (PD) under the GDPO.

Compliance with The Town and Country Planning (General Permitted Development) (England) Order 2015 (As Amended) Schedule 2, Part 1 Class A – *additions etc to the roof of a dwellinghouse* of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) is recognised as the primary consideration for the decision of the proposed scheme.

It is highly believed that the proposed works meet all necessary parameters and conditions of this class A. This is highlighted below.

The proposal meets all parameters and conditions of class A as:

- Permission to use the dwellinghouse as a dwellinghouse has not been granted only by virtue of Class M, N, P or Q of Part 3 of this Schedule (changes of use);
- as a result of the works, the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) will not exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse);

- the height of the part of the dwellinghouse enlarged, improved or altered will not exceed the height of the highest part of the roof of the existing dwellinghouse;
- the height of the eaves of the part of the dwellinghouse enlarged, improved or altered will not exceed the height of the eaves of the existing dwellinghouse;
- The enlarged part of the dwellinghouse will not extend beyond a wall which—
 - i. forms the principal elevation of the original dwellinghouse; or
 - ii. fronts a highway and forms a side elevation of the original dwellinghouse;
- the enlarged part of the dwellinghouse would have a single storey
- and it would not extend beyond the rear wall of the original dwellinghouse by more than 4 metres in the case of a detached dwellinghouse,
- it would not exceed 4 metres in height;
- The enlarged part of the dwellinghouse would be within 2 metres of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part will not exceed 3 metres
- the enlarged part of the dwellinghouse would not extend beyond a wall forming a side elevation of the original dwellinghouse, and would—
 - i. not exceed 4 metres in height, -
 - ii. not have more than a single storey, or
 - iii. not have a width greater than half the width of the original dwellinghouse
- The proposal does not involve any additional storey or any associated height increases.
- The proposed extension does not consist or include
 - i. the construction or provision of a verandah, balcony or raised platform;
 - ii. the installation, alteration or replacement of a microwave antenna,
 - iii. the installation, alteration or replacement of a chimney, flue or soil and vent pipe
 - iv. an alteration to any part of the roof of the dwellinghouse

The site location is not located on Article 2(3) land.

Additionally, the proposal will meet all necessary conditions of Class A in that:

- Materials used in any exterior work (other than materials used in the construction of a conservatory) will be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;
- No upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse
- The Proposal does not exceed a single storey

The proposal is fully compliant with the Class A, Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) Order 2015.

Compliance with The Town and Country Planning (General Permitted Development) (England) Order 2015 (As Amended) Schedule 2, Part 1, Class G – chimneys, flues etc on a dwellinghouse.

It is highly believed that the proposed works meet all necessary parameters and conditions of this class G. This is highlighted below.

Permitted development

G. The installation, alteration or replacement of a chimney, flue or soil and vent pipe on a dwellinghouse.

- permission to use the dwellinghouse as a dwellinghouse has not been granted only by virtue of Class [F1G,] M, [F2MA,] N, P [F3, PA] or Q of Part 3 of this Schedule (changes of use)
- the height of the chimney, flue or soil and vent pipe would not exceed the highest part of the roof by 1 metre or more
- in the case of a dwellinghouse on article 2(3) land, the chimney, flue or soil and vent pipe would be installed on a wall or roof slope which—
The dwelling is not on article 2(3) land.
- the dwellinghouse is not built under Part 20 of this Schedule (construction of new dwellinghouses)

The proposal is fully compliant with the Class G, Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) Order 2015.

The proposed development would comply with the requirements of Class A and G of Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended, and would therefore be LAWFUL Development.

6. Conclusion

Overall, it is considered that the Proposal is compliant with Schedule 2, Part 1, Class A and G of The Town and Country Planning (General Permitted Development) (England) Order 2015 (As Amended).

We kindly request that the appointed Case Officer looks upon this application favourably and approves a Certificate of Lawfulness for this proposal without delay in line with the National Planning Policy Framework.

Should any further information be required to assist in the council's decision in the issuing of a Certificate of Lawfulness for this proposal, please do not hesitate to contact us directly.