

BOSTON BOROUGH COUNCIL

Planning Committee - Weekly Planning List

Reference No: B/25/0460

Expiry Date: 14-Jan-2026
Extension of Time: 27-Feb-2026

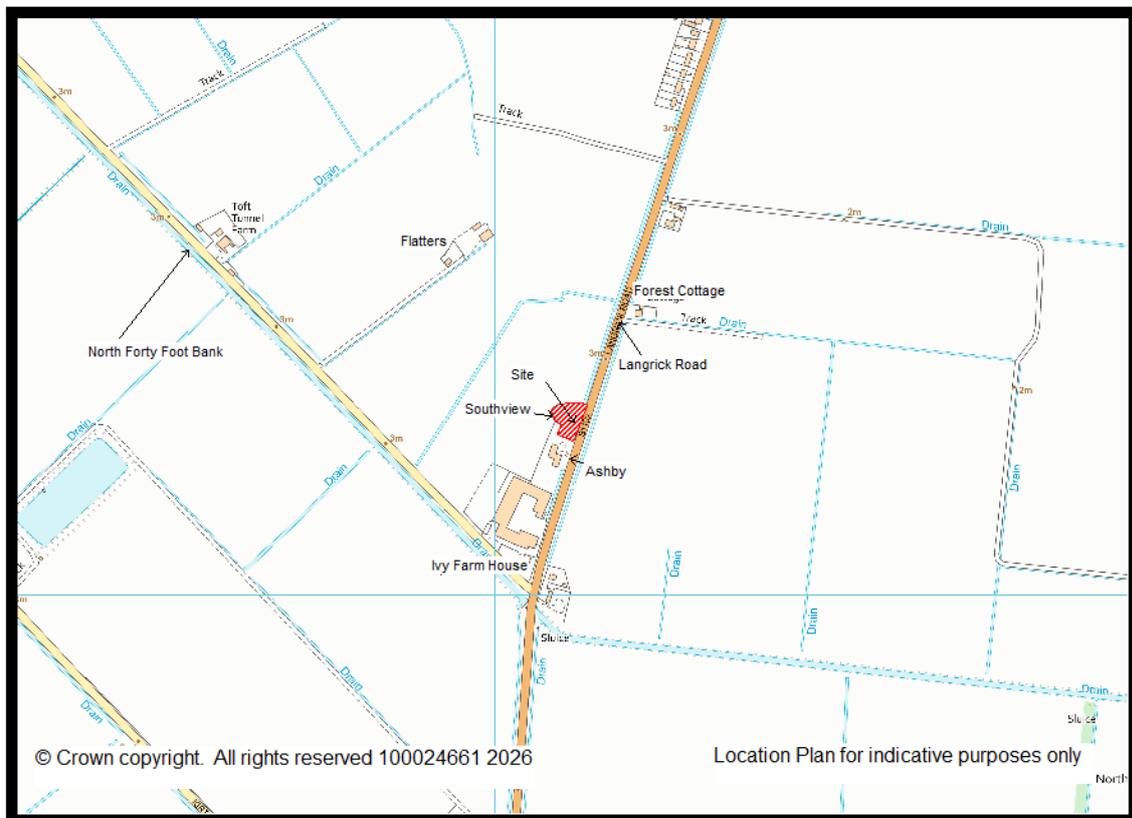
Application Type: Full Planning Permission
Proposal: Proposed single storey front extension
Site: South View, Main Road, Brothertoft, Boston, PE20 3SJ

Applicant: Mr Stuart Evans
Agent: Mr Alex Brooks-Ball, Shaftesbury Design Practice Ltd

Ward: Swineshead and Holland Fen Parish: Brothertoft Parish Council

Case Officer: Megan Epton Third Party Reps: Nil.

Recommendation: Approve with Conditions



1.0 Reason for Report

1.1 The application is required to be determined via Committee as the applicant is Cllr Evans, who is ward member for the area.

2.0 Application Site and Proposal

2.1 The application site is located to the west of Main Road, Brothertoft and comprises of 1no. single storey detached residential dwelling with associated domestic outbuildings and a spacious private amenity space. It is directly adjacent to 1no. residential neighbour and otherwise adjacent to open farm land.

2.2 This is a full planning application for the proposed erection of a single storey extension, to accommodate the creation of 1no. additional bedroom and 1no. enlarged bedroom.

2.3 Full details are set out within:

- A302 Location Plan and Block Plan; and
- A101 Rev 2 Existing and Proposed Ground Floor and Elevations and 3D View – received 09-Feb-2026.

3.0 Relevant History

3.1 No recent relevant history.

4.0 Relevant Policy

South East Lincolnshire Local Plan

4.1 The following policies contained within the South East Lincolnshire Local Plan (2019) (i.e. SELLP) are relevant to this application:

- Policy 1: Spatial Strategy;
- Policy 2: Development Management;
- Policy 3: Design of New Development;
- Policy 4: Approach to Flood Risk; and
- Policy 30: Pollution.

National Planning Policy Framework

4.2 At the heart of the 2021 Framework is a presumption in favour of sustainable development. The following sections are relevant to this scheme:

- Section 4: Decision making;
- Section 12: Achieving well-designed places; and
- Section 14: Meeting the challenge of climate.

5.0 Representations

5.1 No third party representations have been received as a result of publicity.

6.0 Consultations

6.1 Black Sluice Internal Drainage Board were consulted on the application, but no response was received.

6.2 Holland Fen with Brothertoft Parish Council were consulted on the application, but no response was received.

6.3 Lincolnshire County Council were consulted on the application and raised no objections to the proposal.

7.0 Planning Issues and Discussions

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

- Design and impact on the character and appearance of the area;
- Impact on residential amenity;
- Flood Risk; and
- Biodiversity Net Gain.

Design and Impact on the Character and Appearance

7.2 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.

7.3 The proposed extension would measure approximately 5.8m out from the dwelling's existing eastern (front) elevation, with a width of 9.3m to match the form of the existing dwelling. It would have a new gable end roof with a ridge height of 5.6m, that would form a continuation of the dwelling's main ridge height. It is proposed in matching materials to the main dwelling with external timber cladding, matching roof tiles and upvc fenestration.

7.4 Initial concerns were raised by the officer over the long form of the proposed front element, its large gable end and the proposed loss of visual details to the front elevation through the removal of the bay windows. It was considered that the initial design created a large, plain addition to the main elevation that would be visible from public vantage points and impose a level of harm to the character of the dwelling and wider site. It was felt that this harm would become more prevalent in the event that the site's trees were removed or reduced in number; as such, amendments were requested to the design to help combat this identified harm.

- 7.5 An amended design was put forward with a hipped roof and additional window on the northern elevation to combat concerns, however during the course of the application the applicants requested that a further and final amendment be considered for approval that incorporates the initially proposed gabled roof and the inclusion of a new window on the northern (side) elevation.
- 7.6 It is felt that whilst the proposed extension put forward in the final amendment does have a large built form and loses distinctive design features that build the dwelling's existing character, on balance it is not considered to result in such an adverse level of harm to warrant refusal. It is acknowledged that the applicant has worked with us throughout the course of the application to alleviate concerns over the impact of the plain northern (side) elevation and effort has been made to soften the impact through matching materials.
- 7.7 When considering the development as a whole, it is considered that the proposal will not result in an unacceptable level of harmful impacts upon the character and appearance of the area; and therefore, meets the requirements of Policies 2 and 3.

Residential Amenity

- 7.8 SELLP Policies 2, 3 and 30 advocate that a proposed development should consider if there is an impact on the amenity of the site and neighbouring sites as well as the impact upon neighbouring land uses in terms of noise, odour, disturbance or visual intrusion.
- 7.9 The application site is directly adjacent to 1no. residential neighbour to the south - 'Ashby'- a single storey detached residential dwelling in a sizeable plot.
- 7.10 The two properties are separated by a significant number of existing trees and vegetation along the shared boundary that serve as screening into and out of the application site.
- 7.11 As the dwelling of 'South View' is located towards the northern end of its plot, there is a sizeable distance between the area of the proposed extension and the built form of 'Ashby' to the south, which alleviates the impact of any proposed extensions put forward. When considering this in turn with the existing separation distance, it is considered that there is little to no threat to the amenity of the adjacent neighbour.
- 7.12 Overall, it is considered that the proposed extension would not result in a detrimental impact upon the residential amenity of future or current occupiers and/or neighbours, by way of overlooking/loss of privacy, overshadowing, noise or disturbance or air pollution. It is therefore considered that the proposal complies with SELLP Policies 2, 3 and 30.

Flood Risk

- 7.13 Policy 4 of the SELLP seeks to ensure that new development is not unnecessarily exposed to flood risk, and does not increase flood risk elsewhere.

- 7.14 The application site is located within the Environment Agency's Flood Zone 3 and therefore a Flood Risk Assessment was submitted as part of the application.
- 7.15 The document details the context of the site and the proposals and confirms that the finished floor levels of the extension are to be set at 300mm above ground level, to match that of the existing dwelling, and the extension is to incorporate flood resilience construction measures.
- 7.16 When considering the site and proposals as a whole, it is considered to be an acceptable form of development in terms of flood risk, that would not detrimentally increase the risk of flooding to the site or surrounding area. It is because of this that the proposals are considered to accord with SELLP Policy 4.

Biodiversity Net Gain

- 7.17 Policy 28 of the SELLP seeks to ensure a high quality, comprehensive ecological network is achieved by ensuring that all development proposals provide an overall net gain in biodiversity. In England, biodiversity net gain is now also required under a statutory framework introduced by Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). Requiring developers to deliver a net gain of 10% on site- resulting in more or better quality natural habitat than there was before development.
- 7.18 This householder application falls under one of the listed exemptions for biodiversity net gain and therefore the applicant has not been required to provide a 10% uplift.
- 7.19 On this basis, it is considered that the proposals accord with the requirements for BNG and Policy 28 of the SELLP, in respect of biodiversity.

8.0 Summary and Conclusion

- 8.1 When viewing the application and site as a whole, it is considered that the proposal:
- will not have unacceptably severe harmful impacts upon the character and appearance of the area;
 - will not have unacceptably severe harmful impacts upon neighbours' amenity;
 - will be acceptable in flood risk terms;
 - will be acceptable in terms of Biodiversity Net Gain; and therefore meets the requirements of the relevant Policies of the South East Lincolnshire Local Plan 2019.
- 8.2 It is therefore considered appropriate for planning permission to be granted.

9.0 Recommendation

- 9.1 It is recommended that Committee approve the application subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three 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 not be carried out except in complete accordance with the following details shown on the submitted plan(s):
 - A302 Location Plan and Block Plan; and
 - A101 Rev 2 Existing and Proposed Ground Floor and Elevations and 3D View - received 09-Feb-2026.

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 2019.