

BOSTON BOROUGH COUNCIL

Planning Committee – 24th March 2026

Reference No: B/25/0485

Expiry Date: 09-Mar-2026

Extension of Time: **27-Mar-2026**

Application Type: Full Planning Permission

Proposal: Proposed external steel staircase to serve first floor apartment/Flats 03 & 04, including removal of a first floor window in lieu of a new access door at first floor level

Site: 2, Leicester Square, Boston PE21 8RR

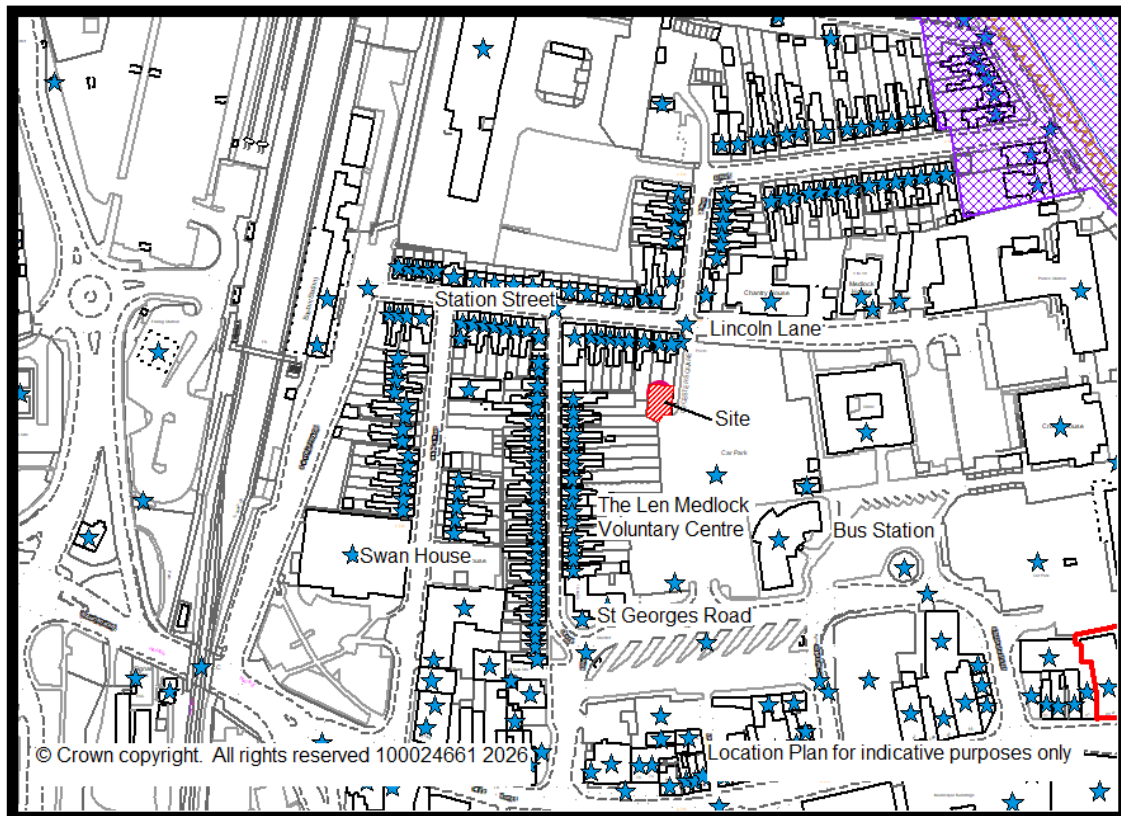
Applicant: Mr P Staines, On behalf of Boston Borough Council

Agent: Mr Simon Blaydes, Design Space Architecture

Ward: Station Parish: Boston Town Area Committee

Case Officer: Megan Epton Third Party Reps: Nil.

Recommendation: Approval



1.0 Reason for Report

1.1 The application is required to be determined via Committee as the applicant is submitting on behalf of Boston Borough Council.

2.0 Application Site and Proposal

2.1 The application site is located to the north west of St George's Road Car Park and immediately south of Lincoln Lane, Boston, on 'Leicester Square'. It comprises of 1no. detached two storey building with several internal flats, directly fronting the footway, with an enclosed amenity space to the rear. It is directly adjacent to 5no. residential properties.

2.2 This is a full planning application for the proposed erection of an external steel staircase for fire escape purposes and the replacement of an existing window opening with a new first floor access door.

2.3 Full details are set out within:

- DSA 25 - 063 10 Existing Plans, Elevations, Site Plan & Location Plan;
- DSA 25 - 063 100 Rev A Proposed Plans, Elevations, Site Plan & Location Plan – received 03-Mar-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 2024 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 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 proposal comprises of a new external fabricated galvanised steel staircase to the rear of the building, extending from the southern elevation to provide access to the first floor flats. It is designed with a functional appearance: a straight-flight arrangement and landing area, with 1100mm high balustrade to its edges. The staircase would have a maximum height of approximately 2.9m above ground level, with the balustrade adding a further 1.1m (overall visual height of approximately 4m). And to accommodate the creation of the new first floor access, an existing window is proposed to be replaced by a half glazed door set within the southern elevation. Other alterations include the replacement of existing windows within 1.8m of the new staircase with 30 minute fire resistant glazed screens.

7.4 It is considered that whilst the new external staircase would introduce a new design element and more industrial material to the property, it is not felt to result in any adverse impacts on the character and appearance of the host building or the wider street scene. The staircase has been positioned carefully within the rear yard of the property and designed with a narrow appearance, compact figuration (with the use of straight flights and a landing), and visually permeable materials, to reduce the scale and its impact upon the appearance and character. In this regard the proposed staircase is largely discrete and visually self contained from wider public view beyond the existing properties to the rear.

- 7.5 The proposed new door opening and amendments to glazing are considered to be suitable and in-keeping with the existing fenestration of the building. They would not be seen to result in adverse impacts upon character or appearance.
- 7.6 Based on the above, it is considered that the proposal will not result in an unacceptable level of harmful impacts upon the character and appearance of the area; the appearance of the host building or to the character of the street scene. Therefore, it is considered that the proposal meets the requirements of Policies 2 and 3 of the SELLP.

Residential Amenity

- 7.7 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.
- 7.8 The application site is directly adjacent to 5no. residential neighbours upon its north, west and south boundaries, however the proposal remains significantly separated from these neighbours by their long rear gardens and the ground level screened by close-boarded fencing.
- 7.9 Given this substantial separation between No.2 Leicester Square and its neighbours, the proposed staircase would not result in any adverse increase in overshadowing or loss of light to adjacent dwellings.
- 7.10 It is recognised that the surrounding urban context already carries a degree of enclosure and mutual overlooking. While the introduction of an elevated external staircase does increase the potential for overlooking, the actual resulting impact on privacy is considered to be negligible. The staircase is proposed as a functional route out of the building rather than a static amenity space and any use is therefore considered to be brief in nature. A similar conclusion is drawn in relation to noise and disturbance, which is not expected to rise above existing ambient levels.
- 7.11 In terms of the impact of the staircase upon occupants of no.2 Leicester Square, it is noted that the proposed staircase would not impact the ability of any existing windows to open or obstruct them for means of fire escape. Given that the staircase would be located close to windows serving the existing hallway, it is not considered to pose a threat to the privacy of the occupants.
- 7.12 Based on the above and that no objections have been received, it is considered that the proposed development 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 details regarding the structure and fixing of the staircase. It is considered that as the proposal only relates to the introduction of a new external staircase and no alterations are proposed to the finished floor levels of the building, its use or vulnerability classification, the proposals would not result in an adverse impact upon flood risk.
- 7.16 Therefore, 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 application falls under the listed de-minimis exemption for biodiversity net gain and therefore the applicant has not been required to provide a 10% uplift. 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):

- DSA 25 - 063 10 Existing Plans, Elevations, Site Plan & Location Plan;
- DSA 25 - 063 100 Rev A Proposed Plans, Elevations, Site Plan & Location Plan – received 03-Mar-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.