

## Sam Harris

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**From:** Foston Parish Council <clerk@fostonpc-lincs.uk>  
**Sent:** 04 July 2021 21:28  
**To:** PlanningMail  
**Cc:** clerk@fostonpc-lincs.uk; Cllr Paul Wood; Cllr Jane Wood  
**Subject:** Foston Parish Council Comments on Planning Application – S21/1050

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Dear Sirs

### **Foston Parish Council Comments on Planning Application – S21/1050**

#### **Foston Parish Council objects to this application.**

The Parish Council welcomes the re-siting of the proposed new house onto the location of the existing bungalow, however this latest application has problems which give cause for the Parish Council to object to it.

The first problem being the provision of a first floor balcony to the rear of the property.

This balcony would afford elevated views from the rear of the dwelling including most of the private area of the adjoining dwellings and result in the complete loss of privacy by adjoining neighbours.

The overlooking factor would be exacerbated by the fact the applicants have chosen to have their main living area at first floor level.

The balcony would increase the ability to look into the garden areas of the adjoining dwellings and increase the perception of being overlooked by the neighbours.

The second problem with the application is the incongruous use of materials.

This application is the third in recent months to use materials which fail to follow the red brick and pantile materials listed in the Foston Neighbourhood Plan Design Guide.

In the previous two applications (S21/0368 and S21/0103) the applicants specified vertical metal sheeting and vertical wooden boarding neither of which are to be found within the village envelope and are alien to our village scene.

The Parish Council objected to both the previous applications on the grounds that the materials proposed by the applicants were totally at odds with the materials specified in the Foston Neighbourhood Plan Design Guide.

Both of these applications ignored the requirements of the Foston Neighbourhood Plan Design Guide and were approved by an SKDC Planning Officer who paid no heed to the requirements specified by our Design Guide.

The villagers of Foston spent hundreds of hours and tens of thousands of pounds drawing up their Neighbourhood Plan, which the then Prime Minister David Cameron promised would result in community democracy.

We were told that our neighbourhood plan attained the same legal status as a local plan (and other documents that form part of the statutory development plan) once it had been approved at a village referendum.

At this point it came into force as part of the statutory development plan.

The legislation states that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise.

See section 38(6) of the Planning and Compulsory Purchase Act 2004).

The Foston Neighbourhood Plan Design Guide, was drawn up after several open community events at our village hall, where the villagers themselves gave their opinions on how they wanted the village to develop.

Unfortunately, the situation seems to exist where applicants, their agents and SKDC Planning Officers can completely ignore the requirements of Foston Neighbourhood Plan Design Guide and that is not the community democracy, that David Cameron promised

For the information of the applicants their architect would not appear to have met a key requirement of the Building Regulations Part M4(1) namely

Section 1B: Private Entrances and Spaces with the dwelling, where the door to WC facilities accessible from the main entrance is required to open outwards

Yours faithfully

J Stanley  
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