

Appeal 6012700

Appeal details

Appeal type	Lawful development certificate
Appeal procedure	Written
Appeal site	Annasfield, Old Fendyke, Sutton St James, Spalding, PE12 0JR
Appellant contact details	
Application number	H20-0467-26

Before you start

Which local planning authority (LPA) do you want to appeal against?	South Holland
What is your appeal about?	Lawful development certificate
What date did you submit your application?	18 May 2026
Was your application granted or refused?	Refused
What is the date on the decision letter from the local planning authority?	9 Jul 2026

Appellant's appeal

Was the application made in the appellant's name	Yes
Contact details	Diane Buchan
Phone number	
Site address	Annasfield, Old Fendyke Sutton St James, Spalding PE12 0JR
Will an inspector need to access the land or property?	No

Site health and safety issues	No
Application reference	H20-0467-26
What did you use the appeal site for when you made the application?	The appeal site comprises Annasfield, a detached dwelling, together with the parcel of land situated directly opposite on the north-east side of Old Fendyke. At the date of the application, the land was in common ownership with the dwelling and was being used for purposes ancillary to the enjoyment of Annasfield. The land contains a domestic garage approved under planning permission H20-0365-17, a summer house and associated domestic facilities. It is maintained as part of the residential holding and is used for domestic storage, recreation, gardening, the maintenance of fruit trees, and the exercise of family dogs. Electricity and water are supplied from the main dwelling, and the land has not been occupied or operated as a separate planning unit. The application sought a Certificate of Lawful Proposed Use for the siting of a caravan to provide ancillary accommodation for family members.
Was your application for the existing or proposed use of a development?	Proposed development or use of a site (section 192)
Enter the description of development	Twin unit mobile home (siting of static caravan to be used as an annexe to main dwelling)
Did the local planning authority change the description of development?	Yes
Preferred procedure	written
Are there other appeals linked to your development?	No
Did the appellant apply for an award of appeal costs?	No

Appellant's documents

Application form	ApplicationForm appeal.pdf (/published-document/e0fe3521-022c-498a-a765-9a15a8f9591d)
Plans, drawings and supporting documents	Supporting Care statement.docx (/published-document/ee34f933-1fb9-4234-a357-00c0039a06d2) location plan.jpeg (/published-document/f3caa6eb-9ce3-47de-b02a-1fc068047bcb) caravan spec details.docx (/published-document/e7f3f46f-e98d-472b-b6dc-36c9a8d0f07d) Block plan Annasfird.pdf (/published-document/2493f713-8a3f-4d1a-8587-41ca4fa94a7f) planning application.pdf (/published-document/c98144da-7a89-4414-

[84fe-791574b3fede\)](#)

[garage plan 1.pdf \(/published-document/0032487d-213a-4a42-a192-8e14e657c3b6\)](#)

Decision letter

[H20-0467-26202607091204581352 decision letter.pdf \(/published-document/da4c9133-2c16-4134-9be2-2d5217b21bc1\)](#)

Appeal statement

[STATEMENT OF CASE.docx \(/published-document/ce2f43c1-6d42-437b-9c77-c192706e54e9\)](#)

New plans or drawings

No

New supporting documents

[previous owner wedding .PNG \(/published-document/7a0a44a9-e448-4d9e-b09d-10c2bf5ca7a7\)](#)

[council email 1.PNG \(/published-document/f16c7c3b-4aad-4e11-a4c2-12214343bda3\)](#)

[morth level acceptace of discharging water.JPG \(/published-document/97e2f5fd-a5a4-4d7f-94d5-14e73fd0a85b\)](#)

[recent hedge cutting \(son\).JPG \(/published-document/f3cba81c-2f89-406f-8e87-184134e5d54c\)](#)

[water source.jpg \(/published-document/204a8a7e-fff2-46c8-99ee-1e7926b8c799\)](#)

[tr.jpg \(/published-document/54299aaa-f10c-4f09-bc63-24469071f911\)](#)

[council email 8 .PNG \(/published-document/44cf1475-4eb3-4449-9e7f-33d97b9784cc\)](#)

[summer house toilet.jpg \(/published-document/b3ce4662-d858-4802-b097-45181a57f097\)](#)

[council email 6.PNG \(/published-document/e047d72c-0e35-474f-bb32-4f34086afa00\)](#)

[land tranaction return.jpg \(/published-document/e90f8887-6e77-4b0f-8bd1-5897eb630357\)](#)

[previous owner friends gathering.PNG \(/published-document/a9cbf87a-f11c-4e27-94d7-5df8b759a94d\)](#)

[land registry title plan.jpg \(/published-document/28f3be5c-4d28-45a1-b1dc-62c6da1bc654\)](#)

[council email 4.PNG \(/published-document/719b1bb2-7994-4e30-af39-6a964e5e69eb\)](#)

[dogs 1.jpg \(/published-document/ca891633-f269-4320-9feb-6d9c72b581f8\)](#)

[strimming.jpg \(/published-document/376d89c1-ee6d-48e4-b807-769e28a24ce3\)](#)

[council email 3.PNG \(/published-document/96753f5f-740c-44d3-b7ba-7a50db9931d2\)](#)

[garage outside.jpg \(/published-document/634f3210-7771-4d04-8e40-8b62173e5d66\)](#)

[summer house now.jpg \(/published-document/82258aa6-8b17-40cb-b2ec-95b6fb771498\)](#)

[lprevious owner gathering 2.PNG \(/published-document/a2108195-9531-462c-90d4-985242b06ac7\)](#)

[fruit tree 1.jpg \(/published-document/5a3ca6f4-cf38-46bb-9984-9c3c561ee7a4\)](#)

[rasberry bush.jpg \(/published-document/08f0e6cb-a36d-40b7-b241-9d25abb810fe\)](#)

[north level drainage no objection.jpg \(/published-document/de0e5f68-199b-448b-9ca4-9f986493a4a7\)](#)

[delegate report.pdf \(/published-document/a101473d-8f2f-403f-9761-aa4f013b7094\)](#)

[garage inside.jpg \(/published-document/789457ac-81d2-48d0-8ec0-](#)

[b39ca67c7388\)](#)
[cctv garage cover.jpg \(/published-document/5f21f106-d0c8-4b62-9207-ba6c497d126d\)](#)
[register of title.jpg \(/published-document/13019b93-6628-49ff-a079-bc0448dee1c7\)](#)
[council email 8.PNG \(/published-document/d9abc548-38c6-4a2f-89f3-c2334aa2330e\)](#)
[council email 7.PNG \(/published-document/3ecc4076-d7dd-48f9-906d-d6ac33bed714\)](#)
[view from driveway entrance.jpg \(/published-document/f822598a-8a4d-4084-979b-df5f412bf8b4\)](#)
[DC FINAL DECISION.pdf \(/published-document/76a25001-5c2f-47fd-96a6-e62f16cf3b12\)](#)
[council email 5.PNG \(/published-document/d0d71159-1a8f-462f-ae03-e8db0f0f0dc0\)](#)

Evidence of agreement to change description of development	council email 2.PNG (/published-document/f571ce5e-07e6-4daf-9096-3c0bac67efc5)
---	--
