Appeal 6016550

Appeal details

Appeal type	Householder
Appeal procedure	Written Part 1
Appeal site	27 Wardentree Lane, Pinchbeck, Spalding, PE11 3UF
Appellant contact details	[redacted]
Application number	H14-0350-26

Before you start

Which local planning authority (LPA) do you want to appeal against?	South Holland
What is your appeal about?	Householder planning
What date did you submit your application?	11 Apr 2026
Was your application granted or refused?	Refused
What is the date on the decision letter from the local planning authority?	28 Aug 2026

Appellant's appeal

Was the application made in the appellant's name	Yes
Contact details	Dionisie Lovoaea
Phone number	[redacted]
Site address	27 Wardentree Lane Pinchbeck Spalding PE11 3UF
What is the area of the appeal site?	122 m^2

Is the site in a green belt	No
Site fully owned	Yes
Will an inspector need to access the land or property?	No
Site health and safety issues	No
Application reference	H14-0350-26
Enter the description of development	Hip to Gable Roof Conversion with ridge raise, Front and Rear Dormers added, Ground Floor Conservatory link extension
Did the local planning authority change the description of development?	No
Why are you appealing?	The proposed development represents a proportionate and sustainable enhancement to an existing dwelling that has already been accepted by the Council in principle, with no objections raised in respect of residential amenity, highway safety, parking provision, flood risk, or the rear elements of the scheme. The appellant has also incurred significant expense in commissioning specialist flood risk assessments and preparing detailed architectural designs to ensure the proposal complies with both local and national planning requirements. These technical matters have been fully addressed and were not identified as grounds for refusal. The sole reason for refusal relates to the perceived visual impact of the front dormer ; however, this assessment fails to give sufficient weight to the established variety of building forms within Wardentree Lane, the previous approval of a comparable loft conversion under application H14-0217-23, and the fact that the proposed dwelling would remain lower than several neighbouring two-storey and chalet-style properties. The proposal would retain the residential character of the site, utilise matching materials, and provide much-needed additional accommodation without creating material harm to the wider street scene. When considered in the context of the site's planning history, the mixed character of the surrounding area, the substantial investment made in addressing flood risk and preparing a policy-compliant design, and the absence of any other identifiable planning harm, it is respectfully submitted that the Council has placed disproportionate weight on a subjective design concern and that the proposal accords with the objectives of good design and sustainable development.
Significant changes since application	No
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	f__planning_dv_pl_files_H14-0350-26_ApplicationFormRedacted.pdf (/published-document/0699cee6-2bbe-4034-9353-5ff208d09e2b)
Decision letter	Decision.pdf (/published-document/6bc758e3-5bea-4222-a534-06af1b0f60ce)