



Appeal Decision

Site visit made on 2 June 2026

by Sarah Colebourne MA, MRTPI

an Inspector appointed by the Secretary of State

Decision date: 12 June 2026

Appeal Ref: 6008048

Lowlands, Hurn Bank, Holbeach Hurn, Spalding, Lincs, PE12 8JG

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
 - The appeal is made by Mr and Mrs J Pateman against the decision of South Holland District Council.
 - The application Ref is H09-0011-26.
 - The development proposed is a domestic garage.
-

Decision

1. The appeal is allowed and planning permission is granted for a domestic garage at Lowlands, Hurn Bank, Holbeach Hurn, Spalding, Lincs, PE12 8JG in accordance with the application Ref H09-0011-26, subject to the following conditions:-
 - 1) The development hereby permitted shall begin not later than three years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plans: 4442-25 01B Proposed floor plan and elevations, site & location plan; ECL1723 - 6 January 2026 - Flood Risk Assessment.

Main Issue

2. The main issue in this appeal is the effect of the proposed development on the character and appearance of the area.

Reasons

3. Lowlands is a traditional, detached bungalow that I saw is currently undergoing a process of renovation, the end one of three similar properties on Hurn Bank in an edge of village location with fields opposite. The dwellings are set on wide plots with generous spaces between buildings and are set back from the road behind front gardens.
4. The appeal dwelling has a long frontage to the road and is set back from it at a significantly lower ground level. The driveway runs parallel to the road across the frontage of the bungalow. The proposed garage would be sited at the end of the driveway in the front part of the plot and positioned against the high, leafy side boundary. It would be at the same ground level as the bungalow and below that of the road. It would have a pitched roof with its doors and gable end facing the driveway.

5. A high hedge, trees and a fence along part of the front boundary would provide some screening from the road although it would be seen in the approach from the east. I saw that the adjacent bungalow has a detached single garage with a pitched roof and other dwellings in the village have detached garages. Whilst those are set back from the road, they are generally more visible than the proposed garage would be.
6. At 5m x 4m and with a height of 3.5m, the garage would be significantly smaller in scale than the existing bungalow and its pitched roof form would reflect the pitched and gabled roof form of the bungalow. The proposed materials of oak feather edge boarding would be appropriate in this rural location and the proposed slate tiles would match those of one of the nearby other bungalows and could be replicated in the renovation of the main part of the dwelling.
7. Although the proposal would be set forward of the building line of the bungalow, its discreet siting at the side of the plot on lower ground, together with its appropriate appearance mean that it would not be unduly prominent in the street scene and would sit comfortably next to the existing bungalow and within its surroundings.
8. I conclude therefore that it would not result in harm to the character and appearance of the area and would accord with development plan policies 2 and 3 of the South East Lincolnshire Local Plan 2011-2036 (adopted 2019) which together seek to ensure that proposals take into account considerations such as quality of design and the impact on the character and appearance of the area.

Conditions

9. In addition to the standard commencement condition, a condition is necessary requiring that the development is carried out in accordance with the approved plans, to provide certainty.

Conclusion

10. For the reasons given above, I conclude that the proposed development would accord with the development plan and there are no material considerations that would outweigh that. The appeal should be allowed.

Sarah Colebourne

INSPECTOR