



Appeal Decision

Site visit made on 29 September 2026

by R Gee BA (Hons) Dip TP PGCert UD MRTPI

an Inspector appointed by the Secretary of State

Decision date: 2 October 2026

Appeal Ref: 6011584

Eastlyn, Fengate, Moulton Chapel, Spalding PE12 0XL

- 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 Mrs Gemma Toms against the decision of South Holland District Council.
 - The application Ref is H13-0359-26.
 - The development proposed is existing rear extension to be demolished and replaced with proposed rear extension.
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Decision

1. The appeal is dismissed.

Preliminary Matters

2. On 17 August 2026 a new National Planning Policy Framework (the Framework) was published. Having regard to the nature of the changes and the issues in dispute I have not gone back to the parties regarding the revised Framework. I am satisfied that no party would be prejudiced by my taking this approach.

Main Issue

3. The main issue is the effect of the proposal on character and appearance.

Reasons

4. The appeal site lies in the countryside. The existing dwelling comprises a detached two-storey dwelling that has been extended to the rear. The site occupies a prominent corner position at the junction of Fengate and West Gate. Owing to the low boundary treatments and the dwelling's proximity to the site boundaries, the rear of the property is readily visible from the surrounding public realm.
5. Whilst the proposed extension would sit below the ridge line of the existing dwelling and would therefore appear subservient in height, this factor alone is not determinative. The overall scale, footprint and massing of the development would be substantial and would not appear subordinate to the host dwelling when viewed as a whole. This impression would be reinforced by the single-storey linking elements, which would visually extend the built form between the two-storey components and increase its overall presence.
6. Given the site's prominent corner location and the close proximity of the building to the site boundaries, the extension would be highly visible within the street scene, further emphasising its substantial presence. Whilst some filtering of views may be provided by existing landscaping in the locality, this cannot be relied upon as a

permanent means of screening. The development would remain readily perceptible, and its impact derives primarily from its physical form and presence.

7. It is indicated that the proposal would be constructed in black weatherboard cladding with a standing seam metal roof. Whilst this contemporary palette of materials would contrast with those of the existing dwelling, I do not concur with the Council that this would be inappropriate given the rural context of the site's surroundings. Nevertheless, the use of high-quality materials would not overcome the harms identified.
8. For the reasons stated, I conclude that the proposal would be materially harmful to the character and appearance of the area. This draws it into conflict with Policies 2 and 3 of the South East Lincolnshire Local Plan (2019) insofar as they require development to be of an appropriate size, scale layout, having regard to the character and appearance of the area and the relationship to existing development and land uses.

Other Matters

9. The Appellant raises concerns regarding the processing of the application by the Council. However, such matters are not within the remit of my decision.

Conclusion

10. The appeal is dismissed.

R. Gee

INSPECTOR