



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: 6 October 2026

Appeal Ref: 6010039

Green Gables, Holland Chase, West Pinchbeck, Spalding PE11 3QD

- 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 K Greenhow against the decision of South Holland District Council.
 - The application Ref is H14-0223-26.
 - The development proposed is described as erection of close boarded fence (Retrospective).
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Decision

1. The appeal is allowed and planning permission is granted for erection of close boarded fence at Green Gables, Holland Chase, West Pinchbeck, Spalding PE11 3QD in accordance with the terms of the application, Ref H14-0223-26, subject to the following conditions:
 1. The development hereby permitted shall be carried out in accordance with the following approved plans and/or documents: 4474-26 01C - Site Plan & Location Plan.

Preliminary Matters

2. The Council questions the validity of the appeal on the basis that the appeal was submitted using a full planning appeal form whereas the decision subject to appeal relates to a householder application. The appeal documents clearly reference the Council's householder decision notice and the proposal before the Council and the Inspectorate is indicated on drawing no 4474-26 01C - Site Plan & Location Plan, as referenced on the Council's decision notice. Taking account of the description of development and the extent of the red line plan I shall deal with the proposal as the erection of close boarded fence only.
3. At the time of my site visit, I observed that the fence had already been erected and I have determined the appeal on this basis. However, 'retrospective' as referred to in the application form and decision notice does not constitute an act of development. As such, I have amended the description in my decision to omit this wording.
4. 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

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

Reasons

6. The appeal site relates to a detached property that sits within a large plot located at the junction of Holland Chase with Dozen's Bank. The evidence indicates that the site would fall within the National Character Area of the Fens, which is characterised by a rural, flat, open landscape with extensive views and large skies.
7. The introduction of a substantial boundary enclosure would appear somewhat at odds with its predominantly open rural setting. Nevertheless, whilst the fence would be particularly visible at close range, its natural timber finish and simple design would ensure that it does not appear unduly urban and help reduce its visual prominence. Consequently, it would not be a conspicuous feature in long-range views and its effect on the character and appearance of the surrounding area in views would be limited.
8. My attention has been drawn to the fallback position whereby the fence could be re-positioned further within the site without the need for planning permission¹. Based on the evidence before me, the visual effects of such an arrangement would be broadly similar to those arising from the appeal proposal, as the close boarded fence would remain apparent within the open landscape. As a realistic fallback capable of being implemented, I attach significant weight to this consideration in favour of the proposal.
9. I therefore conclude that the fence does not cause material harm to the character or appearance of the area. The development therefore complies with Policies 2 and 3 of the South East Lincolnshire Local Plan (2019) which seeks, amongst other things, to ensure that development creates high-quality places that reflect the local character.

Other Matters

10. Interested parties have raised concerns regarding highway safety. Whilst the proposed fence would reduce visibility when exiting Green Gables, the road serves only a limited number of properties and, consequently, vehicle speeds and traffic movements are likely to be low. Although there are no footways the nature of the road is likely to encourage drivers to proceed with greater caution. Furthermore, the Council has not identified any highway safety concerns arising from the proposal. On the evidence before me, I have no reason to reach a different conclusion and therefore find no unacceptable harm to highway safety.
11. The fact that the fire hydrant would be positioned behind the fence is not a matter that falls within the remit of this decision.

¹ under the provisions of Schedule 2, Part 2, Class A of Town and Country Planning (General Permitted Development) (England) Order 2015, as amended

12. The Council has drawn my attention to the recently dismissed appeal, APP/A2525/W/24/3356622. However, unlike that case, I am considering only the erection of a close-boarded fence and not a change of use of the land. Accordingly, I do not regard that decision as materially affecting my conclusions in this case.

Conditions

13. I have not included the standard time limit condition as the development has already taken place. In the interests of certainty, I have included a condition referencing the approved plans.

Conclusion

14. For the above reasons, having had regard to the development plan as a whole, I conclude that the appeal should be allowed.

R Gee

INSPECTOR