

Julian Warrick
8 Beech Grove
Donington
Spalding
Lincolnshire
PE11 4XQ

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE
Admin 01775 764725
DC Officers 01775 764703

planningadvice@sholland.gov.uk
www.sholland.gov.uk

TOWN AND COUNTRY PLANNING ACT 1990

FULL

Reference:	H14-0678-26	Date of Decision:	14th September 2026
Applicant:	Mrs T Hull Highfields House Highfields Lane Pinchbeck Spalding PE11 3PT		
Location:	25 Orchard Close Pinchbeck Spalding		
Description:	Proposed first floor extension and alterations		

South Holland District Council, in pursuance of the provisions of the Town and Country Planning Act 1990 (as amended), hereby give notice that permission has been REFUSED (or equivalent) for the development referred to above, for the following reason(s):

- 1 The proposed first floor extension, by virtue of its significant size, scale, design and increase in floor space, is considered to represent a deeply incongruous form of development which would appear at odds with the character of the area for a plethora of reasons.

The extension itself would increase the floor space by a total of 84% whilst also increasing the total height by 1800mm, the scale of this is therefore considered to be a fundamental increase which would alter that of the existing character within the plot to such an extent that it would no longer resemble the existing residential bungalow. Two storey dwellings are notable within the area, however, the concern relates to the overall significant increase and disproportionate design proposed.

Beyond this, the proposal seeks to incorporate white rendering on the ground floor, natural slate cladding and dark vertical cladding around the windows to the first floor. The

roof would also be constructed from dark grey metal with dark aluminium on the windows. The surrounding area notably features uniformity through a clear and identifiable palette of brickwork, typical for an estate of this era. As such, it is considered that the vast expanses of rendering and cladding throughout such visible and prominent elevations would cause harm to the ubiquitous character along Orchard Close, Southgate and Harpe Close.

The modern design philosophy adopted within this scheme fails to respect, and vastly juxtaposes, the existing context throughout and results in significant harm to the character and appearance of the area.

The proposal is therefore considered to be contrary to Policies 2 and 3 of the South East Lincolnshire Local Plan, 2019, in design terms, as well as Section 14 of the National Planning Policy Framework, 2026.

- 2 The construction of a first floor extension within this location, paired with its overall height, introduction of various first floor windows and proximity to boundaries would result in significant and material harm overlooking, overshadowing and overbearing aspects which would result in a loss of privacy and loss of light.

Such views would be clear and uninterrupted towards the rear gardens of No. 23 and 25 Harpe Close with there being no permanent structure or foliage acting as an element of concealment. Furthermore, a shadow is considered to be cast towards the eastern and western neighbours as a result of the height of the extension and location within the plot. Finally, the height and proximity to the boundaries would create significant expanses of built form which would appear overbearing toward the neighbouring properties on Harpe Close and Southgate mainly.

The proposal is therefore considered to be contrary to Policies 2 and 3 of the South East Lincolnshire Local Plan (2019) and Section 14 of the National Planning Policy Framework, 2026.

Notes:

The determined plans are:

- J218-PL 1A - Block & Location Plans
- J218-PL 2B - Plans - Proposed Floor Plans
- J218-PL 3B - Plans Street Scene - Proposed Elevations
- J218-PL 4B - Views

The Local Planning Authority has acted positively and proactively in determining this application by assessing it against all material considerations, including national guidance, planning policies and representations that have been received during the public consultation exercise. However, the issues are so fundamental to the proposal, due to the harm which has been clearly identified within the reason(s) for the refusal, that approval has not been possible.

This decision notice, the relevant accompanying report and the determined plans can be viewed online at <http://planning.sholland.gov.uk/OcellaWeb/planningSearch>



Phil Norman
Assistant Director - Planning and Strategic Infrastructure
South Holland District Council

RIGHTS OF APPEAL

Appeals to the Secretary of State

If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or grant consent subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990 or Section 20 of the Planning (Listed Building and Conservation Areas) Act 1990.

Timescales for appealing

The deadlines for appeals are calculated from the **date of decision** and are as follows for the types of applications below:

12 Weeks	6 Months	8 Weeks
Householder Applications	Planning Permission	Consent to Display Adverts
Minor Commercial Development	Listed Building Consent	
Agricultural Determinations	Other Prior Approval Applications	
Householder Prior Approval Applications		

<https://www.gov.uk/appeal-householder-planning-decision>

<https://www.gov.uk/appeal-planning-decision>

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planning-inspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

Enforcement Notices

If an enforcement notice was served prior to the planning application being determined then the deadline for appealing is 28 days from the date of the **planning refusal**.

If an enforcement notice is served after the planning application is determined then the deadline for appealing is 28 days from the date of the **enforcement notice** OR the **timescales stated above for each application type** from the date of the planning refusal - whichever is sooner.

Appeals can be made online at: <https://appeal-planning-decision.service.gov.uk/before-you-start>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in

giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under the order.

Purchase Notices

If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grant it subject to conditions the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor can he render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of the Part VI of the Town and Country Planning Act 1990 or Section 32 of the Planning (Listed Building and Conservation Areas) Act 1990.

Compensation

In certain circumstances compensation may be claimed from the Local Planning Authority if permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the application to him.

These circumstances are set out in Section 114 and related provisions of the Town and Country Planning Act 1990 and Section 27 of the Planning (Listed Building and Conservation Areas) Act 1990.