

PLANNING STATEMENT

Two-Storey Rear Extension and Associated Alterations 24 Edward Road, Spalding, Lincolnshire, PE11 1NP

Application site	24 Edward Road, Spalding, Lincolnshire, PE11 1NP
Applicant	Mr Benjamin Mowforth
Proposal	Two-storey rear extension and associated alterations.
Application type	Householder planning application. Works have commenced on site.
Submitted drawing	26/712/PA/001 - Planning, dated 16 September 2026.
Development plan	South East Lincolnshire Local Plan 2011-2036 (adopted March 2019).
Key policies	SELLP Policies 2 and 3; NPPF (August 2026), including policies DP3 and DM8(2).
Relevant local decisions	148 Pennygate (H16-0755-09); 22 Edward Road; 16 Claudette Way; 17 Cross Street. Additional records are reviewed in Section 8.
Purpose of statement	To explain the history and circumstances of the works and demonstrate that the development is acceptable on its planning merits.
Supporting evidence	Appendix 1: WhatsApp advice, 2 June 2026. Appendix 2: additional SHDC register extracts.

1. Introduction

This Planning Statement accompanies a householder planning application for a two-storey rear extension and associated alterations at 24 Edward Road, Spalding. Works have commenced on site and the application therefore seeks planning permission for the development as shown on drawing 26/712/PA/001 dated 16 September 2026.

The purpose of this statement is to explain the circumstances in which works commenced, identify the relevant planning policy framework and local planning context, and assess the proposal on its substantive planning merits. The principal considerations are the relationship of the extension to the host dwelling and the street, its effect on neighbouring residential amenity, and the relevance of national policy concerning unauthorised development where works have already begun.

The application should be determined in accordance with the development plan unless material considerations indicate otherwise. The development plan includes the South East Lincolnshire Local Plan 2011-2036 (SELLP), adopted in March 2019. The National Planning Policy Framework (NPPF), published on 17 August 2026, is also a material consideration.

2. Site and Surroundings

No. 24 Edward Road is an established two-storey dwelling within a predominantly residential part of Spalding. The immediate townscape comprises conventional houses set within individual plots, with private rear gardens and a variety of domestic additions and alterations that reflect the established residential use of the area.

The application property has a substantial rear garden. The proposed extension is confined to the rear of the dwelling, where its effect upon the public street scene is limited. The established principal elevation and building line to Edward Road are retained.

At No. 22 Edward Road, the Council's register records approval of application H16-0929-20 for a single-storey rear extension. Although it is not directly comparable in scale, that decision provides immediate-street context for rearward domestic enlargement. The scope and limits of the comparison are addressed in Section 8.

3. Proposed Development

The submitted drawing shows a two-storey rear extension projecting approximately 3.0 metres from the existing rear elevation and extending across the width of the dwelling. The ground floor provides an enlarged kitchen/dining area, while the first floor provides improved bedroom and bathroom accommodation.

The design has been developed around the physical form of the existing former local-authority dwelling, including its dropped eaves and sloping first-floor ceilings. The extension uses a restrained low roof form at the rear, substantially below the ridge of the original house. External finishes are shown as facing brickwork to match the existing dwelling, together with white uPVC windows, doors, fascias, soffits and rainwater goods.

No first-floor windows are proposed in the side elevations. The principal first-floor openings face into the applicant's own rear garden. The proposal does not alter the existing vehicular access or frontage parking arrangements and the property remains a single dwellinghouse.

4. Background and Circumstances of Commencement

It is appropriate to explain openly how the development reached its present stage before planning permission was sought. The following account draws on the applicant's instructions, the contractor's correspondence and the WhatsApp extract reproduced at Appendix 1.

The applicant initially appointed another architectural adviser. The original design work concerned a single-storey extension and subsequently developed into a two-storey scheme. The applicant explains that he understood from the advice ultimately provided that a planning application was not required.

The supplied WhatsApp extract is dated 2 June 2026. At 12:36 the adviser cautioned that he could not officially advise the applicant to start and that proceeding would be at the applicant's own risk. At 12:37 he identified the risk of neighbours complaining and a subsequent planning investigation. Those initial cautions are acknowledged, rather than omitted from the account.

At 13:32 the adviser returned to the matter after speaking to a colleague. He wrote that the works could still fall within permitted development, while the proposed two-storey scheme would need reassessment and sign-off by Building Control. He then stated: "So the good news is we can cut the planning submission out", explaining that he would instead produce revised Building Regulation drawings. The applicant responded positively at 13:36.

Read in sequence, the later message is materially different from the earlier warning. The applicant says he relied on the subsequent advice as meaning that a planning submission was unnecessary. The exchange is evidence of that advice and understanding; it is not presented as a lawful development certificate or as proof that the statutory permitted development requirements were met.

This account is consistent with the contractor's email of 31 August 2026. Hofmane Property Care recorded that the client was under the impression that the works could be carried out under permitted development, and identified shortcomings in the earlier drawings concerning the existing dropped eaves and sloping ceilings.

The applicant explains that, by the time he discovered that express planning permission was required, the principal structure had been erected and the roof installed. He asked the previous adviser to submit an application, but the adviser declined. The screenshot evidences the June advice; the subsequent construction and appointment history is provided through the applicant's instructions and later correspondence.

The applicant then appointed TAC Architects. Following inspection and review, TAC Architects advised a householder application, surveyed the works and prepared the submitted drawing. The applicant's agent confirms that there has been no contact from Planning Enforcement and that the application has been initiated voluntarily.

This history explains commencement but does not substitute for planning justification. Taken together, the written advice and subsequent steps support the applicant's account of reliance on professional advice rather than a deliberate attempt to evade planning control. The relevance to NPPF policy DM8(2) is considered in Section 10.

5. Planning Policy Context

5.1 South East Lincolnshire Local Plan

Policy 2 (Development Management) provides the principal local development-management framework. It requires proposals to be acceptable in relation to matters including size, scale and layout; impact on amenity, character and appearance; relationship to existing development and land uses; quality of design; access; and impacts upon neighbouring land uses by reason of disturbance or visual intrusion.

The reasoned justification to Policy 2 expressly recognises that occupiers may seek additional accommodation by extending their homes rather than moving, while emphasising that extensions should be carefully designed to respect the original building and integrate sensitively with the character and appearance of the surrounding area.

Policy 3 (Design of New Development) requires high-quality design and, amongst other matters, consideration of local character, the density, scale and massing of neighbouring buildings, and residential amenity. These criteria provide an appropriate framework for assessing a modest domestic extension of the present type.

5.2 National Planning Policy Framework, August 2026

NPPF policy DP3 (Key principles for well-designed places) requires development proposals to respond to their context so that they integrate with and enhance their surroundings, including through the arrangement and form of buildings, materials and architectural features. The extension is assessed against those principles below.

NPPF policy DM8(2) addresses applications concerning development already undertaken without permission. Where it is concluded on the evidence that the unauthorised development was intentional, that fact should be given substantial weight in deciding whether to grant permission. Policy DM8(1) separately concerns the expediency of enforcement action. For this application, the evidence in Section 4 and Appendix 1 is relevant to the question of intention under DM8(2); it does not displace the assessment of design and amenity.

6. Design, Scale and Character

The extension is a logical and proportionate enlargement of the existing dwelling. Its approximately 3.0 metre rearward projection is contained, and the original house remains clearly legible as the dominant element of the property.

The roof form is particularly important to the success of the design. Rather than continuing the principal roof at full height or introducing a substantial new rear gable, the extension is kept low and subordinate to the main roof. This reduces the apparent mass of the additional first-floor accommodation and responds to the unusual dropped-eaves arrangement of the existing dwelling.

The materials shown on the submitted drawing - matching facing brickwork and conventional white uPVC joinery and roofline components - provide a straightforward visual relationship with the host building. The extension is positioned entirely to the rear and therefore does not disrupt the established Edward Road frontage or the rhythm of development when experienced from the public realm.

Taken together, the limited projection, subordinate roof form, matching materials and rear location provide a development that respects the scale and character of the original house. The proposal therefore accords with the relevant design objectives of SELLP Policies 2 and 3 and NPPF policy DP3.

7. Residential Amenity

The effect upon neighbouring residential amenity is the principal site-specific consideration for a two-storey rear extension. The proposal has therefore been assessed in terms of outlook and overbearing effect, privacy and overlooking, and potential loss of light.

The rearward projection is limited to approximately 3.0 metres. This materially limits the extent to which the first-floor addition projects beyond the established rear wall and helps to prevent the extension from appearing excessively enclosing when viewed from adjoining land.

The low rear roof form further reduces the apparent scale of the addition. Importantly, there are no first-floor windows within either side elevation. The new first-floor windows are orientated towards the applicant's own rear garden, avoiding direct side-facing views into the adjoining properties.

A substantial private garden remains beyond the extension. Having regard to the modest projection, the low roof form, the absence of first-floor side windows and the retained rear separation, the proposal is not considered to result in an unacceptable degree of overlooking, loss of privacy, loss of light or overbearing impact upon neighbouring occupiers.

8. Local Planning Context and Comparable Decisions

Previous decisions do not create binding precedents. Their relevance depends on the proposal, context and policy framework applicable to each case. The following records provide contextual support for rearward domestic enlargement; they are not relied upon as proof that an identical design or neighbour relationship has previously been approved.

Reference	Site	Approved proposal	Decision	Relevance
H16-0755-09	148 Pennygate, Spalding	Two-storey rear extension and porch to front elevation	1 December 2009	Clear match in extension type. An earlier-policy local example, not evidence of identical dimensions or boundaries.
H16-0929-20	22 Edward Road, Spalding	Single-storey rear extension	13 November 2020	Immediate street context only; the single-storey prior approval route is distinct from this two-storey application.
H16-0280-23	16 Claudette Way, Spalding	Proposed two-storey rear extension	26 April 2023	Approval of the same broad extension type after adoption of the 2019 Local Plan.
H16-0445-19	17 Cross Street, Spalding	Two-storey rear extension	10 June 2019	A further post-adoption decision accepting this broad development type; not proof of implementation.

Sources: SHDC public-register summary for H16-0755-09, reproduced in Appendix 2; public-register entries for the other three references. Dates are the recorded decision dates.

Of the three additional records supplied, 148 Pennygate is the clearest comparison in development type: its approved description expressly includes a two-storey rear extension. It shows that this form of enlargement has previously been accepted in Spalding. As a 2009 decision, however, it predates the adopted SELLP and is relied upon for contextual support, not as a demonstration of compliance with current policy.

The Claudette Way and Cross Street approvals post-date adoption of the SELLP and provide more recent decision-making context. No. 22 Edward Road is more immediate geographically but concerns a single-storey extension through a different consent route. These distinctions are important: none removes the need to assess the actual height, projection, openings and neighbouring relationships at No. 24.

Two further approved records are reproduced in Appendix 2: H16-0111-13 at 201 Pennygate, decided on 14 March 2013 for “Extension, alterations and detached garage”; and H16-0007-17 at 77 Pilgrims Way, decided on 15 February 2017 for “Extension to dwelling and create room in the roof”. They show other domestic enlargement approvals, but their descriptions do not establish comparable two-storey rear extensions. They are therefore supplementary background only.

The supplied summary pages establish addresses, descriptions, decisions and dates. They do not establish matching house types, dimensions, roof forms, boundary relationships or the officers' reasoning. The comparison is limited accordingly. The substantive case remains the submitted scheme's limited projection, subordinate roof, rear location and absence of first-floor side-facing windows.

9. Access, Parking and Other Matters

The proposal does not create an additional dwelling and does not alter the existing vehicular access, parking arrangements or relationship of the frontage to the highway. There is therefore no material change in traffic generation or highway safety.

The proposal remains wholly within the domestic curtilage and does not involve a change of use. The development is also of a scale and nature for which the principal planning issues are design and residential amenity rather than strategic infrastructure matters.

10. Works Commenced and NPPF Policy DM8

The householder application will disclose that works have commenced. Its description does not alter the need to consider the circumstances of the unauthorised works under NPPF policy DM8(2). The applicant accepts that permission must be determined through the normal planning process.

The initial warning in Appendix 1 is relevant and should not be read in isolation. The same exchange records the adviser subsequently consulting a colleague, advising that the two-storey works could still fall within permitted development, and expressly stating that the planning submission could be omitted. The applicant's account is that he relied on that later advice.

The screenshot supports that account, and the contractor's later email records the same understanding. The applicant subsequently appointed TAC Architects to regularise the position without enforcement contact. These circumstances are relevant evidence when distinguishing reliance on advice believed to be correct from a deliberate decision to undertake development known to require permission.

The applicant therefore submits that the available evidence does not justify an inference of intentional unauthorised development merely from the fact that work commenced. Whether intention is established remains a matter for the Council on the evidence as a whole. Private advice neither grants permission nor makes an otherwise unacceptable extension acceptable.

Accordingly, the Council is invited to give proper consideration to the complete sequence shown in Appendix 1 and to determine the scheme on its planning merits, taking account of that evidence when applying DM8(2). The design and amenity case is set out in Sections 6 and 7.

11. Planning Balance and Conclusion

The application concerns a modest two-storey rear extension to an established dwelling in a residential area of Spalding. The proposal provides additional family accommodation while retaining the property as a single dwelling and leaving a substantial rear garden.

The extension projects approximately 3.0 metres, is kept subordinate to the main house by its low rear roof form and uses matching external materials. Its rear position means that the established Edward Road frontage is essentially unchanged. The proposal therefore respects the character and appearance of the host dwelling and surrounding residential area.

In amenity terms, the limited projection, low roof form, absence of first-floor side windows and retained garden separation mean that the extension would not give rise to an unacceptable level of overlooking, loss of privacy, loss of light or overbearing impact.

The local decisions provide proportionate contextual support. The 148 Pennygate approval expressly includes a two-storey rear extension, while Claudette Way and Cross Street provide post-SELLP adoption examples and No. 22 Edward Road provides immediate street context. Their different ages, consent routes and unverified detailed relationships are acknowledged; none is treated as binding precedent or proof of an identical scheme.

The circumstances of commencement are now supported by the written WhatsApp advice of 2 June 2026 as well as the contractor's later correspondence. Both the initial caution and the subsequent advice to omit a planning submission have been disclosed. The evidence supports the applicant's account of reliance on professional advice, and the Council is invited to distinguish that account from deliberate circumvention of planning control when applying policy DM8(2).

For these reasons, the proposal accords with Policies 2 and 3 of the South East Lincolnshire Local Plan and the relevant design principles of NPPF policy DP3. Having regard also to the evidence addressing policy DM8(2), planning permission is respectfully requested.

Evidence and policy sources

TAC drawing 26/712/PA/001, dated 16 September 2026; applicant/agent instructions; Hofmane Property Care email of 31 August 2026 and the TAC appointment correspondence of 4 September 2026.

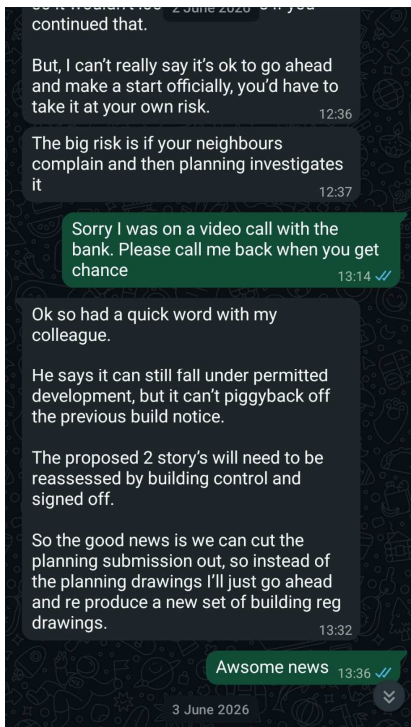
South East Lincolnshire Local Plan 2011-2036, adopted 8 March 2019, Policies 2 and 3. [Council planning policy page](#)

National Planning Policy Framework, published 17 August 2026, policies DP3 and DM8(2). [GOV.UK Framework](#)

SHDC application summaries: [H16-0929-20](#); [H16-0280-23](#); [H16-0445-19](#). Additional historic summary screenshots are reproduced in Appendix 2. The evidence is not an inspection of those schemes' drawings or officer reports.

Appendix 1 - Contemporary Advice Concerning Permitted Development

WhatsApp exchange dated 2 June 2026, supplied by the applicant. The initial warning and the later advice at 13:32 are both retained. This is evidence of advice, not confirmation of statutory permitted development rights.



Presentation note: the contact name, profile photograph and device interface have been cropped out. The visible message sequence within the extract is unchanged. The upper message and date were already partly obscured in the supplied screenshot; this is not a complete conversation export.

Appendix 2 - Additional SHDC Planning Register Extracts

Official register summary screenshots supplied by the applicant's agent. These establish the recorded particulars and outcomes; they are not decision notices, approved drawings or officer reports.

H16-0755-09 - 148 Pennygate | approved 1 December 2009

Reference	H16-0755-09
Status	Approved
Proposal	Two-storey rear extension and porch to front elevation
Location	148 Pennygate Spalding Lincs PE11 1LX
Parish	Spalding
Case Officer	Julie Lowe
Received	23-09-09
Validated	08-10-09
Decision By	03-12-09
Decided	01-12-09

H16-0111-13 - 201 Pennygate | approved 14 March 2013

Reference	H16-0111-13
Status	Approved
Proposal	Extension, alterations and detached garage
Location	201 Pennygate Spalding PE11 1LX
Parish	Spalding
Case Officer	Tracey Meachen
Received	12-02-13
Validated	13-02-13
Decision By	10-04-13
Decided	14-03-13

H16-0007-17 - 77 Pilgrims Way | approved 15 February 2017

Reference	H16-0007-17
Status	Approved
Proposal	Extension to dwelling and create room in the roof
Location	77 PILGRIMS WAY SPALDING PE11 1LJ
Parish	Spalding
Case Officer	Tracey Meachen
Received	04-01-17
Validated	05-01-17
Decision By	02-03-17
Decided	15-02-17

Extracts are cropped to the application particulars. Applicant and agent contact rows are omitted as unnecessary to the comparison. No recorded reference, description, status or decision date has been altered.