
Appeal Decision

Site visit made on 29 September 2023

by S. Hartley BA (Hons) Dist.TP (Manc) DMS MRTPI MRICS

an Inspector appointed by the Secretary of State

Decision date: 3rd October 2023

Appeal Ref: APP/A2525/D/23/3325737

115 Broadgate, Whaplode Drove, Spalding, Lincolnshire PE12 0TW

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr and Mrs S. Pearce against the decision of South Holland District Council.
 - The application Ref:H23-0356-23, dated 14 April 2023, was refused by notice dated 23 June 2023.
 - The development proposed is an extension to an existing barn for hobby use.
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Decision

1. The appeal is allowed, and planning permission is granted for an extension to an existing barn for hobby use at 115 Broadgate, Whaplode Drove, Spalding, Lincolnshire PE12 0TW in accordance with the terms of the application ref H23-0356-23, dated 14 April 2023 and subject to the following conditions: -
 - 1) The development hereby permitted shall begin no 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: 23001/PL202B (proposed floor plans, elevations and roof plan); 23001/PL203A (existing and proposed site plan) and 23001/PL200A (site location plan).

Main Issue

2. The main issue is the effect of the development upon the character and appearance of the host property.

Reasons

3. The appeal property is a bungalow set back some 40 metres from the road and within a large curtilage, mainly enclosed by high level trees and hedging.
4. The proposed development is for an extension to existing single storey outbuildings by the construction of a portal frame building measuring some 20 metres by 10 metres and with an overall height of approximately 6.8 metres. Its walls and roof would be clad in olive green profiled steel panels. It would be used for domestic hobby purposes for the restoration of steam driven tractor and similar engines. Its height would be sufficient to include a crane.

5. While the appeal building would be considerably larger than the bungalow, both in terms of its floor area and height, it would not be sited immediately adjacent to the host property but would be located on land to its side and at some distance from it. The distance and the location would mean that the building, as extended, would not dominate or overpower the bungalow by its presence.
6. Moreover, the presence of mature trees, some of a greater height than the proposed development, would help the addition to assimilate into its setting.
7. Therefore, I conclude that the proposed development would accord with policy 2 of the South East Lincolnshire Local Plan 2019 (LP) which aims to ensure that development does not have an adverse impact upon the character and appearance of the area and its relationship to existing development. It would align with policy 3 of the LP and with chapter 12 of the National Planning Policy Framework 2023 which require good design appropriate to the character and appearance of an area.

Conditions

8. I have imposed the standard time condition and a condition to ensure the development is in accordance with the approved plans in the interests of certainty.

Conclusion

9. For the above reasons, I conclude that the appeal should be allowed.

S. Hartley

INSPECTOR