DESIGN AND ACCESS STATEMENT
INCORPORATING HERITAGE IMPACT ASSESSMENT

For

PROPOSED EXTENSION AND ALTERATIONS TO DWELLING

At

GLEBE HOUSE
CHURCH LANE
MOULTON
SPALDING
LINCOLNSHIRE
PE12 6NP

For

MR HOLT MYERS



PLANNING APPLICATION ISSUE

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Application Summary

- This enquiry seeks approval in respect of the proposed works to a dwelling in the village of Moulton.

- The key aims of the proposal are as follows:

    1. To reduce energy use by significantly increasing insulation levels to the floor, roof and external walls, and by upgrading windows and doors.

    2. To reduce reliance on fossil fuels by removing a mains gas boiler and introducing Air Source Heat Pump technology supported by Solar PV panels and battery storage.

    3. To increase the residential accommodation to suit a larger family by converting the garage block to provide habitable rooms, and by extending the rear of the property.

    4. To improve the security of the site by replacing and improving boundary treatments and by extinguishing one site entrance from Church Lane.

    5. To provide for garden storage by constructing a new outbuilding to the rear of the dwelling.

- The site is in Flood Zone 1.

- The site is within the Moulton Conservation Area, but Glebe House was built around 1990 and consequently in itself has no historic value.

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Introduction

In September 2024 Oglesby & Limb Ltd were commissioned to undertake a feasibility study to assess the potential to improve, alter and extend Glebe House, on Church Lane in Moulton. The applicant's aims for this enquiry are as follows:

1. To establish whether an application for Householder Development Approval for proposals for energy improvement and dwelling enlargement is likely to receive the support of South Holland District Council.

2. To establish what specialist reports and information would be required to support such an application should the response to question 1 above be favourable.

The pre-application enquiry response was received dated 23rd January 2025. The comments made within the response have been considered and the proposal has been amended significantly. This application now seeks approval based upon these revised proposals.

Site Observation

Location

The site is located in the village of Moulton, approximately 300m north, north-east of the green in the village centre. It stands on the west side of Church Lane, 175m north-east of the junction of Church Lane and Bell Lane. It can be located via the following means:

Nationally recognized references:

Grid reference:	TF 30839 24345
Easting / Northing:	530839, 324345
Latitude, Longitude (degs, mins, secs):	52º48'03''N, 000º03'39''W
What3Words:	shipwreck.invoices.fades

Refer to drawing A1740-01 for the location and extent.

Size and topography

The site is relatively flat and level and extends to approximately 4817m^2 in area (0.487 hectares). The north-east to south-west dimension (road frontage) is approximately 82m. The south-east to north-west dimension (depth) is approximately 60m. The site is trapezoidal in shape (fig. 01).



Fig 01. Aerial view of the site.

Access to the site

The site currently has two vehicular and pedestrian access points from Church Lane. One is located towards the south-west end of the frontage, the other towards the north-east end. Vehicular access works on an in-and-out basis with the drive continuing around a lawned area south-east of the house. (fig. 02).



Fig 02. Road frontage with brick piers at entrances centre right and far right of picture.

Site Boundaries

The site boundaries are generally clearly defined. The south-east boundary is defined by the rear edge of the pavement along the north-west side of Church Lane. Boundary treatment here is in the form of a high hedge, with brick piers forming the two gateways (fig. 03). The south-west boundary is shared with the Vicarage which stands to its south. Here the boundary treatment is in part a timber fence with wire mesh infill, though most of it is concealed by heavy planting of considerable height (3-5m)(fig. 04). The north-west boundary is open to the adjacent watercourse, though again there is dense hedge growth to the length of the boundary just inside the bank of Moulton River (fig.05). The north boundary is defined by posts and paling fencing; for much of its length this is concealed by dense holly and yew hedging over 2m high (fig. 06).


Fig 03. South-east boundary – high hedging.


Fig 04. South-west boundary – dense trees and shrubs.



Fig 05. North-west boundary – dense conifer hedge.



Fig 06. North boundary – dense holly / yew hedging.

Views into and across the site

Views to and across the site from public space are relatively limited. There are partial views in from the south-east frontage but high hedging along this boundary conceals all but the upper floor and roof (fig. 07). Views from further south and north along Church Lane are also obscured by significant trees in the gardens of adjacent properties (figs. 08 and 09). Views in and through the site from the south are entirely blocked by The Vicarage and mature trees within its grounds. The same is true regarding potential views in from the north. There is a view in from Harrox Road which is south-west of Glebe House. From this direction the upper sections of the house and garage block are visible from the end of the cul-de-sac, though again much is obscured by hedging and trees (fig. 10).



Fig 07. View across site from north-east (Church Lane).



Fig 08. View from south substantially obscured by trees.



Fig 09. View from north substantially obscured by trees.



Fig 10. Partial view from Harrox Road.

Views out from the site

Views out from the site at ground level are partially or totally obscured by planting within and beyond the site boundaries. The view east is across Church Lane but is dominated by hedge and trees. Only the upper floors of the houses opposite are visible, and The Goddards is extensively obscured by trees, even in Winter. The view south-east is towards The Vicarage, but 3-5m high trees and shrubs along this boundary obscure virtually all views both to the dwelling and its associated gardens (fig. 12). The view west is towards Harrox Road, but again this is largely obscured by mature planting (fig. 13). The view north is towards The Old Vicarage of which there are glimpse views between trees during the winter, though these will be at least partly obscured when the trees are in leaf. No views are available into the garden because the holly and yew hedging on the boundary blocks all lines of sight (fig. 14).



Fig 11. View east across Church Lane (from GL).



Fig 12. View south-east to The Vicarage (from GL+4.5m).



Fig 13. View west to Harrow Road (from GL + 4.5m).



Fig 14. View north to The Old Vicarage (from GL+4.5m).

Use and development of the site

The site accommodates a single residential dwelling with an associated garage block and small outbuilding. The site is extensively landscaped, though the trees and shrubs have not been managed recently and are in poor condition in some areas.

Use and development on land surrounding the site

Glebe House stands in an area that is residential in nature and consequently development in all directions is housing. To the north there are dwellings that front Church Lane and back on to Moulton Park; these run as far as High Road. To the east there are further dwellings fronting the opposite side of Church Lane, though beyond these development ceases, and agricultural use commences, the same is generally true of development south of the site. To the west is Moulton River and then estate housing extending for 300m or so.

Landscaping

The Glebe House site is well established with trees and hedging, though as previously stated some are in poor condition. There is further tree coverage both north and south of the site which adds to an established character to this part of the conservation area.

Amenities

All village amenities which include a butcher's, a general store with post office, a pub, a fish and chip shop, a mill, a church, a primary school and a doctor's surgery are located 350m to 550m south-west of the site. The town of Spalding, which has a full range of amenities, is located approximately 6km west, south-west of the site.

Architectural Context - general development

The site is located within the Moulton Conservation Area. The conservation area includes some important grade I listed buildings (All Saints Church and Moulton Mill) as well as some significant dwellings, the Swan Public House, a telephone kiosk and water pump. The nearest listed buildings to this site are The Old Vicarage and The Goddards, both of which are on Church Lane. Glebe House is however separated from both by significant tree growth that substantially obstructs lines of sight between the two. Glebe House itself was constructed in around 1990 and much of the development west of the site is also from the latter decades of the 20th Century.

Site Appraisal

Details of the site and general context have been described above. From those findings the following statements relative to the site are believed true.

1. The site is within the Moulton Conservation Area, but Glebe House is not of any historic value.

2. Glebe House is generally well screened both within its boundaries and by trees and buildings beyond. The house is partially or fully obstructed from view from almost all public vantage points.

3. The house was constructed around 1990 and although well built, it's energy performance is relatively poor by modern standards. It continues to rely on fossil fuels as its main energy source for space and water heating.

4. The plot size is generous and can easily accommodate a degree of extension without causing any detriment either to its own site or those neighbouring it.

5. There are two listed buildings in the vicinity of the site, The Old Vicarage and The Goddards. The distance between these buildings and Glebe House is however reasonable and there is visual screening between them in the form of trees and other vegetation, such that they are difficult to view together. These factors would mitigate the impact of any changes to Glebe House on the settings of those listed buildings.

6. The dwelling is suitable for energy improvements and its overall performance can be increased significantly. All improvement works to the floor, walls and roof will be implemented internally and so will have no impact upon the external appearance.

Demolition statement:

The proposed works would not require any demolition.

Flood Risk Assessment:

The SELLP identifies the site being within flood zone 1 in an area with a 'low probability of flooding'. A brief site-specific flood risk assessment statement is provided as part of the pack, though for access purposes the finished floor level for the proposed extension will need to be flush and level with the floor in the host dwelling.

Planning Statement:

The proposals relate solely to a single dwelling and are therefore considered to be Householder Development. Many of the elements of work proposed would, under normal circumstances, fall under Permitted Development. However, the rear extension exceeds the maximum allowed under PD, in addition to which Glebe House stands within the Moulton Conservation Area. Given the forgoing it is considered that a Householder Development Application will be required. Referring specifically to the SELLP:

Policy 1 – Spatial Strategy
The site is within the settlement development boundary for Moulton (which is itself classed as a Minor Service Centre) and as such is considered sustainable and therefore in line with the aims of the policy.

Policy 2 – Development Management
We consider that the proposal aligns with the relevant requirements (9 listed) and that the scale, layout and impact is now appropriate given the context.

Policy 3 – Design of New Development
We consider that the proposal now aligns with the requirement by complementing and enhancing its setting.

Policy 4 – Approach to Flood Risk
The site is located within flood zone 1 and as such we consider that the proposal now aligns with the policy.

Policy 28 – The Natural Environment
The site is extensively landscaped and there is no proposal to change this. The proposed works to the building will have no real impact and we therefore consider that the application aligns with the requirements of the policy.

Policy 31 – Climate Change and Renewable and Low Carbon Energy
The proposal includes the elimination of mains gas as an energy source and replaces it with an Air Source Heat Pump (ASHP). The ASHP is to be combined with solar PV panels, and increased insulation. All of these elements of the proposal align with the policy. All insulation will be internal, so there is no impact on the external appearance of the existing building and no impact upon its setting within the Moulton Conservation Area.

Policy 36 – Vehicle and Cycle Parking
The site continues to provide adequate parking and access for both and is therefore considered to align well with the policy.

Development Proposal:

The proposal would include the following:

1. The installation of insulation to the ground floor, roof and the internal face of the external walls, though this work is not believed to require planning approval.

2. The removal of existing double-glazed uPVC windows and the installation of new high-performance timber look uPVC windows with triple-glazed units.

3. The removal of doors and the installation of energy efficient, secure doors.

4. The conversion of the garage block to form habitable accommodation including alterations to the fenestration, and thermal upgrading as to the main house.

5. The construction of an extension to the rear of the house which will connect the house to the former garage block.

6. The replacement of gas boilers with Air Source Heat Pumps together with the installation of PV solar panels and batteries.

7. The construction of an outbuilding to the rear of the former garage block.

8. The reconfiguration of the drive including closing off one access point from Church Lane.

9. The installation of new, more secure, boundary treatments, and the improvement of that to the front elevation where the existing is to be retained.

10. General improvements to the landscaping (though not impacting upon any trees).

Pre-application Feedback

Pre-application advice was sought on this project and a response was received from Oscar Patman under SHDC reference PE-00485-24 dated 23rd January 2025. That response had several elements and our comments and responses In italics) to those are as follows:

Heat pump and solar panels
We would agree with the statement 'The proposed heat pump and solar panels would be largely obscured from the public realm, preventing a significant harmful impact.

Changes to fenestration
We would agree with the statement 'The proposed changes in fenestration would have no significant impact upon the appearance of the dwelling.'

Render and materials
We have taken on board the comments regarding render and the planning officer's preference to see brick as the dominant materials. Although this will mean insulating internally, which is less effective in eliminating cold bridging and utilizing thermal mass, the applicant will do so to ensure that the brickwork all remains visible as the main material.

Extension size and linking of buildings
The pre-app response considered that the size of the extension was excessive and would cause harm especially when linked to the garage block.
We disagree in this respect but, nonetheless have taken mitigating measures to reduce the visual mass of the extension. This has been done by the following means.

a. Reverting to brick as the main visible material on the existing buildings.
b. Stepping down the roofline between the garage block ridge and the link to avoid a long, continuous ridge line.
c. Using a contrasting wall finish for the link element, so that the original two blocks are read as brickwork (as existing) and the link is separate. This will retain the integrity of the original block sizes and will provide visual separation between the two mases of existing brickwork. The single storey block will not generally be visible from outside of the site's boundaries. The two-storey block will be concealed by the existing house and by trees and vegetation from almost all angles.

Figures 15 and 16 show the impact when viewed from Church Lane. Figures 17 and 18 show the impact from Harrox Road. It is considered that the amendments made since pre-app stage have addressed the concerns raised and have significantly reduced the apparent scale. The dominant material remains brick, which is noted as being the predominant wall material within this part of the Moulton Conservation Area.



Fig 15. View from Church Lane as existing.



Fig 16. View from Church Lane as proposed.



Fig 17. View from Harrox Road as existing.



Fig 18. View from Harrox Road as proposed.

Height of boundary fences

We acknowledge that the height of the front boundary may have originally been restricted to 1500mm, though this is not necessarily the case for the frontage of other buildings along Church Lane, including the two listed properties at the Goddards (2.2m high brick wall) and The Old Vicarage (dense vegetation considerably in excess of 2m). For the side and rear boundaries, any fence treatment would be largely hidden from view by existing vegetation, some of which is of considerable height (figs. 4, 5 and 6). In such a context we would assume that height for fencing would not be important because these boundaries are not 'open' in any event.

Overshadowing

The proposed extension is located on the south-west side of the existing dwelling and therefore any shadows cast by it would, in the main, be directly across the host dwelling. Consequently, this would have no impact on neighbouring properties. The outbuilding is located nearer to the north boundary of the site. There is likely to be some local overshadowing across the south boundary of The Old Vicarage, but that property has an extensive private garden the majority of which would not be impacted upon.

Overlooking – views from terrace to neighbour's back garden.

In this respect we have considered the views to the south-west (the garden of The Vicarage) and the west (the rear gardens along Harrox Road). Photographs were taken in the footprint of the proposed extension from an elevation of approximately GL+4.5m which corresponds approximately to eye level of an adult standing on the proposed

balcony. These photographs were taken in March 2025 when the majority of trees are still without leaves. Figure 19 shows the view looking directly towards The Vicarage and its rear garden. This photograph shows the high, dense vegetation that separates the two properties and very effectively blocks all views between the two locations. We consider that this clearly demonstrates that the privacy of the occupants of The Vicarage will not be compromised by the proposal.
Figure 20 shows the view looking directly towards the properties on Harrox Road, which are located at least 35m away. The upper sections of the dwelling are visible from this eight, however the lower sections and the gardens are completely obscured by the high boundary hedge within this site. We consider that this clearly demonstrates that the privacy of the occupants of dwellings along Harrox Road will not be compromised by the proposal.


Fig 19. View towards The Vicarage (from GL + 4.5m).


Fig 20. View towards Harrox Road (from GL+4.5m).

Parking standards
We agree that a single access would be adequate provision for the dwelling and that the gate is sufficiently set back to allow a car to clear Church Lane before encountering it. We also agree that the parking and vehicle turning spaces remain adequate.

Impacts of Climate Change
In this respect several key aspects of the project including the use of an ASHP, solar PV, batteries, increased insulation and upgraded windows and doors all appear to align well with Paragraph 166 of the NPPF.

BNG exemption
We agree that the proposal should be exempt from BNG but have included a statement to this effect within the application documents. Nonetheless the applicant wishes to retain all trees and soft-landscaping unless there are areas of dead or diseased growth.

Heritage Impact Assessment

Statement of Significance

Glebe House
Glebe House is not listed, neither is it a designated or undesignated heritage asset. It was not constructed until 1990. The late date of construction together with the clear lack of any national or local recognition confirm that it has no historic value. In terms of architectural value, as a design it could be described as 'pleasant' but it is not outstanding, nor does it have any unique features or architectural details. Overall, it could be concluded that the building has no historic value and only limited architectural value.

The setting
The site is located on a residential street that has an established appearance. The site also sits within Moulton Conservation Area. The general appearance from outside the site is one of a dwelling within a well-established setting with significant volumes of soft landscaping. The site does therefore make a positive contribution to what is a leafy residential lane. Furthermore, the site makes a contribution to the Moulton Conservation Area, albeit possibly more for the landscaping and open space around the dwelling, than for the dwelling itself.

Impact of the Proposals

Glebe House
Works to the interior of the building will have no visual impact at all on the wider setting. The proposals to introduce an air source heat pump will also have no impact because this will be located discretely, away from the front of the property. The solar PV panels will be located on the south slope of the rear roof, which is itself to be extended. This will ensure that they will not be visible from the front of the building. There may be partial views from the south-east (fig. 02) and west (fig. 06) but in both cases these are likely to be significantly obscured by established trees and planting. All proposals to insulate and render the external walls of the existing structure have now been omitted in favour of utilizing internal insulation, therefore the existing red brickwork will remain fully visible and will ensure that this remains the dominant material below roof level. The window frames are to be changed, but the proportions of the structural openings will remain, so the overall impact will not be significant.

The single storey element of the extension (south-west side) will not be visible from outside of the site boundaries so will have no impact upon the setting. The two-storey element of the extension has been redesigned with a step down in the roofline to prevent the existing ridge lines from being extended continuously. This will greatly reduce the impact of connecting the two buildings. The connection element is also presented in a different external material for the walls, this again reducing the visual massing by breaking continuity.

The setting
First considering the impact on the setting of The Goddards, which is a grade II listed house. The omitting of the south-east gateway and its infilling with hedging will not have any negative impact from the Church Lane frontage. This will appear as a continuation of the hedging that already exists across the central section of the site. This infill is directly opposite The Goddards. That said, the Church Lane frontage boundary of The Goddards is defined by a brick wall estimated to be 2m high. This being the case, the

front boundary infill is considered insignificant with no detrimental impact to The Goddards. All windows facing towards the site from The Goddards are in the north block and so will have no direct line of sight to the proposed extension works on the rear of Glebe House. In essence there are no views from, to or through the site of The Goddards that will be impacted upon at all by the proposed works to Glebe House. It is therefore considered that there will be no detrimental impact as far as the listed asset, (The Goddards) is concerned, either on the house or its setting.

Secondly considering the impact on the setting of The Old Vicarage, which is a grade II listed house. The installation of fencing along the north boundary of Glebe House is unlikely to have any visual impact because there is already established tree growth and low-level vegetation along and to both side of the boundary. The existing vegetation is considerably higher than any fence would be. Therefore, the installation of boundary fencing is unlikely to have any real visual impact on any views of, from or across the site of The Old Vicarage. The proposed extension works to Glebe House are all located on the south-west side of the property and as such will be obscured from Glebe Houses' north boundary by the presence of the existing garage block. As such there will be no lines of sight between The Old Vicarage and the proposed extensions and there will be no viewpoints of The Old Vicarage that would be impacted upon by the extension. The proposed outbuilding will be closer to the south boundary of The Old Vicarage, but will be of single storey construction, comprising an oak-framed block with timber wall claddings and a slate roof. It is anticipated that views to it from The Old Vicarage will be extensively obscured by vegetation, however any glimpse views through would in any event be to a pleasant building. It is therefore considered that there will be no detrimental impact as far as the listed asset, (The Old Vicarage) is concerned, either on the house or its setting.

The are no other listed buildings in the vicinity of Glebe House needing further consideration.
Regarding the impact of the proposals upon the Moulton Conservation Area, the site sits close to a pinch-point where the area is at its narrowest. The Conservation Area has a main southern area containing the mill, the church and the historic centre of the village, and a northern area centred upon Moulton Park. The connecting area encompasses a section of Church Lane including the two aforementioned listed buildings. All land west of the Glebe House site is outside of the conservation area and comprises mostly mid to late 20th Century housing. To the east of Glebe House there is only one property depth within the conservation area before the boundary separates The Goddards from agricultural land to the east. The pre-application advice suggested that the extension would make Glebe House too large, however it is a large plot that is more than capable of accommodating an extension of the size indicated whilst still retaining a large area of soft landscaped, well-established garden. As has previously been stated, it is the landscaping that if anything contributes more to the Moulton Conservation Area than Glebe House itself. Additionally, there is precedent for extending a large residential dwelling within the Moulton Conservation Area. In 2019 under SHDC reference H13-1242-19 approval was granted for the extension of The Old Coach House at 107 High Road. This site is on the north edge of Moulton Park. This two-storey dwelling was increased in area at ground floor level from 173m2 to 399m2 (+226m2 = 231%) and at first floor level from 115m2 to 249m2 (+134m2 = 217%). This exceeds the proposal for Glebe House which is 170m2 to 295m2 at GFL (+125m2 = 174%) and 170m2 to 225m2 at FFL (+55m2 = 132%) All extensions were directly connected to the main house making the overall size significant, all as one connected block. Nonetheless this was delivered successfully, with the support of SHDC's Conservation Officer. It is worth noting that in the Officer's Report for that application it was commented 'it cannot be said that the proposals would have an impact upon the public's enjoyment of the parkland or

the visual qualities or integrity of the asset. Therefore, due to the lack of an impact upon the historic environment, these proposals can only be considered to CONSERVE it.' In that case, the host dwelling was historic in nature but had been altered so significantly that it could no longer be considered as a heritage asset. Moulton Park, as well as being within the Moulton Conservation Area is also a non-designated heritage asset, the report describing it to be 'The best-preserved area of historic parkland in the district'. This successful application therefore approved the very significant extension of a dwelling that would previously have been considered to be a heritage asset, within Moulton Park which is itself a non-designated heritage asset, within Moulton Conservation Area. The final building was not considered to be too large, nor was there any objection to the fact that it is a connected block. This site is arguably more closely located to Moulton Park and is also more visible from public land (the park now accommodates parking and a play area.
On balance, it is considered that the proposals for Glebe House would not have a detrimental impact upon the Moulton Conservation Area, nor on the settings of either of the nearest listed buildings.

Overall Summary

The proposal is for Householder Development for alterations and extension to a domestic dwelling. The site is exempt from BNG and sits within Flood Zone 1 with no formal requirement for a full, site-specific flood risk assessment. The site is within an established residential area. The property sits within the Moulton Conservation Area, but the building is not listed, nor does it have any historic value in its own right. The building also, in the author's opinion has little architectural value in isolation, though it is acknowledged that it is within the setting of the conservation area.

The pre-application advice received has been very carefully considered and where possible the design has been entirely changed to account for the feedback received. Consequently, all external insulation and render to the existing structures has been omitted to enable the dominant materials (red brick) to be retained as existing. The changes to the frontage hedge have been omitted in favour of retaining and improving the existing. All matters relating to overshadowing and overlooking have been accounted for. All previously proposed works that would have impacted upon trees has been omitted. Regarding the scale of the extension, the applicant does not agree with the pre-application advice, particularly given that the ground floor elements of the extension will be almost entirely obscured from any public viewpoint. That said, the first-floor extension has been redesigned to minimize any impact, and the 'link' has been reconsidered and amended to reduce its impact. The proposal now introduces a step down in the roofline to reduce the continuous ridge length. In addition, the materials have been changed to emphasize the existing structures in red brick, with the link being finished in a different material to visually break the blocks and draw attention away from any increase in mass.

Overall, the applicant believes that the changes have taken on board the advice offered at pre-app stage and have achieved a good balance to address those concerns whilst still achieving the applicant's requirements for a family dwelling.

END