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PLANNING STATEMENT FOR WESTVIEW, WOODHOUSE LANE, MOULTON SEAS END, PE12 6JY

Prepared for: Mr and Mrs Jones, Westview, Woodhouse Lane, PE12 6JY

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On Behalf of: South Holland District Council

By Lauren Austin, August 2026

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1.0 Introduction

This planning statement supports a full planning application at Westview, Woodhouse Lane, Moulton Seas End. The proposal comprises a prospective two-storey extension to the established dwelling, the retention of the external render and timber cladding already applied to the dwelling, and the retrospective change of use of a limited part of the adjoining grassland to residential curtilage.

This document should be read in conjunction with:

- AJA/1398/26/00
- AJA/1398/26/01
- Flood Risk Assessment
- Biodiversity Net Gain Exemption Statement
- Photographic Evidence of the Use of the Site at Westview, Woodhouse Lane

2.0 Site and Surroundings

Westview is an established detached two-storey dwelling situated on the eastern side of the B1357 at its junction with Woodhouse Lane. The property stands within a dispersed rural pattern of development on the edge of Moulton Seas End, with open land and occasional dwellings and agricultural buildings characterising the wider surroundings.

The dwelling is served by existing vehicular access and a gravelled parking and turning area. The land immediately around the house is grassed and contains features associated with residential occupation, including paved and decking areas, outdoor seating, planters, gardening equipment and a domestic outbuilding (garden shed). Mature trees, hedges and fencing provide a degree of enclosure and visual containment around the dwelling.

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3.0 The Proposed Development

The proposed extension at Westview provides an office, cloakroom, and utility accommodation at ground-floor level, with additional bedroom accommodation above. A modest entrance porch is also proposed. The extension has been designed to provide extra space for the applicants, whilst remaining in keeping with the existing dwelling. Its form responds directly to the scale and proportions of Westview. The hipped roof form, eaves relationship and window arrangement all reflect that of the existing dwelling, while elements of the extension are subordinate to the principal building. The proposal will not affect the existing access or parking provision and would not materially alter the intensity of occupation of the site.

The application also seeks the retention of the render to the lower parts of the elevations and horizontal timber cladding to the upper storey. These finishes are already present and are assessed as part of this application on their planning merits. The render gives the ground floor a simple, visually recessive finish, while the natural, weathered appearance of the timber cladding is compatible with the rural setting. The finishes do not introduce an unduly prominent colour and are read as part of the established house in public and private views.

The images below show the application of the render and cladding had already begun in August 2021 and was completed prior to the house being advertised in March 2024. The applicants have owned the dwelling since January 2025, with the materials being completed prior to their occupancy.

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Image taken from Google Street View dated August 2021:



Image taken from Rightmove with the listing beginning in March 2024:



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We are also seeking permission for the change of use of part of the adjoining grassland which is shown within the red-line boundary. The area directly adjoins the dwelling and is required to provide the physical setting for the extension and a reasonable area of domestic amenity land around it.

The proposed curtilage will remain predominantly soft landscaped and will function as part of the existing dwelling, providing an outdoor garden area for the applicants. The tightly drawn boundary materially limits the potential for urbanisation. The retained grassland within the wider blue-line boundary will continue to provide a clear transition to the surrounding countryside, while the proposed area for domestic curtilage will be read visually and functionally with the existing dwelling.

4.0 Historic and Current Photographic Evidence

The accompanying document titled “Photographic Evidence of the Use of the site at Westview” contains current photos of the site and Street View images from April 2009 to May 2023.

The historic images show that the wider grassland has consistently retained an open, grassed character. At times the grass appears to have grown long; however, the images do not identify cultivation, a regular cropping routine, livestock, agricultural buildings or other clear evidence of agricultural use within the limited application area. The evidence is presented as context for the long-standing physical relationship between the dwelling and the adjoining grassland.

The present-day photographs demonstrate a more domestic character immediately around Westview, including maintained grass, patio areas, seating, pots and planters, parked vehicles, a garden shed and gardening tools. These features are concentrated close to the dwelling and support the decision to confine the application boundary to this immediate area rather than the wider landholding.

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5.0 Planning Policy Context

Policies found within both the National Planning Policy Framework (NPPF) August 2026 and the South East Lincolnshire Local Plan (SELLP) March 2019 should be taken into consideration for this proposal.

SELLP Policy 1 identifies Moulton Seas End as an Other Service Centre and Settlement. The application site is treated as lying outside of the defined settlement boundary and therefore within the countryside for planning policy purposes. Policy 1 permits countryside development where it is necessary to such a location and/or where it meets the sustainable development needs of the area in terms of economic, community or environmental benefits. The proposed works are inherently site-specific. An extension to Westview, along with the retention of finishes and change of use of the land cannot reasonably be located elsewhere. The purpose of the proposal is to enable an existing rural home to meet the occupants accommodation needs.

NPPF Policy S3 directs decision makers to apply Policy S5 to proposals outside settlements. Policy S5(1c) identifies the reuse, extension, alteration, or replacement of an existing building as a form of development that should be approved, provided the existing building is lawful, permanent, and substantial and the extension or alteration would not result in a disproportionate increase in size compared with the building as it exists currently. Westview is an established permanent and substantial dwelling. The proposed works comprise an extension and alterations to that building which will retain the overall two-storey scale and established hipped-roof character. It can be seen from the submitted plans that the addition of the extension would not amount to a disproportionate increase. Policy S5(1) states that the listed forms of development should be approved unless their benefits would be substantially outweighed by adverse effects when assessed against the national decision-making policies. No such overriding effects arise here. The proposal is modest in its landscape influence, uses the existing access and parking and maintains residential amenity.

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The limited curtilage change is integral and ancillary to the extension supported by Policy S5(1c). It provides the immediate land required to accommodate and serve the proposed extension. If the change of use is considered separately under Policy S5(4), its exceptional and site-specific justification lies in the direct functional requirement, the land must adjoin Westview, no alternative location could serve the proposed works, and the confined boundary avoids the much greater landscape effect that would arise from treating the whole site as domestic curtilage.

SELLP Policies 2 and 3 and NPPF Policy DP3 require development to respond positively to its context including local character, scale, massing, materials, landscape, and the relationship with existing development. The proposals meet these objectives. The extension adopts a form and scale derived from the existing dwelling. Its hipped roof and eaves alignment allow it to sit comfortably with the house, and the window openings are arranged to provide a coherent composition.

The existing render and timber cladding have a subdued and weathered appearance. The natural tones are compatible with the rural setting, and the cladding introduces texture without a visually intrusive finish. Retention of these materials would not materially alter the pattern of development or erode the openness of the wider landscape.

The domestic curtilage boundary is the principal mechanism for controlling landscape effects. It includes only land immediately associated with the dwelling and proposed extension, leaving the remainder within the blue-line boundary. The changed area is to remain predominantly grassland as part of this proposal.

6.0 Residential Amenity

The proposal would maintain an acceptable relationship with neighbouring properties. The proposed works do not give rise to an unacceptable loss of privacy, daylight, or outlook. The retained external finishes have no effect on privacy or living conditions. The limited

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curtilage change remains ancillary to the existing household and would not introduce an activity materially different in intensity or character from ordinary residential occupation.

7.0 Conclusion

The proposed works are proportionate and site-specific within an established dwelling. The extension and associated internal alterations fall within the form of countryside development expressly supported by NPPF Policy S5(1). The proposed curtilage has been deliberately confined to the land immediately required to accommodate and serve the dwelling and extension, with the remainder of the site excluded from the proposal. The design of the extension responds to the form of the existing house and the retained render and cladding have a subdued appearance compatible with the rural context.

The benefits include the improvement of an existing dwelling to meet the applicants needs, investment in the existing housing stock, and a clear resolution of the planning status of the application area. These benefits are not outweighed by any adverse effect identified under the national decision-making policies. The proposal therefore accords with NPPF Policies S3, S5, and DP3, along with the relevant objectives of SELLP Policies 1, 2, 3, 33, and 36.