

# Planning Statement

Submitted in support of:

Change of use of paddock land to domestic curtilage for the siting of caravan to use as annexe (retrospective).

**Lindisfarne  
Louth Road  
West Ashby  
Horncastle  
LN9 5PS**



This Planning Statement has been produced by Fytche-Taylor planning Ltd to support a change of use of paddock land to domestic curtilage for the siting of caravan to use as annexe (retrospective) at Lindisfarne, Louth Road, West Ashby, Horncastle, LP9 5PS.

Project:	Lindisfarne, Louth Road, West Ashby, Horncastle, LP9 5PS.  Change of use of paddock land to domestic curtilage for the siting of caravan to use as annexe (retrospective)		
Client:	Lotty Whitehouse		
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# 1.0 INTRODUCTION

1.0 This planning statement has been prepared by Fytche-Taylor Planning Ltd in support of a full planning application submitted to East Lindsey District Council for the change of use of paddock land to domestic curtilage for the siting of caravan to use as annexe (retrospective) at Lindisfarne, Louth Road, West Ashby, Horncastle, LP9 5PS.

1.1 The application site is part of a larger paddock that is situated to the rear of the host property, Linisfarne and is adjacent to the existing domestic curtilage. To the west and northwest of the site are outbuildings. Further north and east beyond the paddock are open fields. To the south of the site is the domestic curtilage of the property known as 'West View Cottage'.

1.2 The purpose of this document is to present an overview of the development proposal and to describe how the material planning considerations relevant to this planning application have influenced the scheme thus far to ensure policy compliance.

1.3 This application is supported by plans and reports detailed within the table below.

Document	Author
Plans and drawings	Fytche-Taylor Planning Ltd

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## 2.0 DEVELOPMENT OVERVIEW

- 2.0 This full planning application seeks permission from East Lindsey District Council ('the LPA') for the change of use of paddock land to domestic curtilage for the siting of caravan to use as annexe (retrospective).

### Existing Site

- 2.1 The application site is part of a larger paddock that is situated to the rear of the host property, Lindisfarne, and is adjacent to the existing domestic curtilage. To the west and northwest of the site are outbuildings. Further north and east beyond the paddock are open fields. To the south of the site is the domestic curtilage of the property known as 'West View Cottage'.
- 2.2 The host property, Lindisfarne, is a detached bungalow built in red brickwork with a pantile roof.
- 2.3 The site is located within the open countryside.

### Site Location Plan

Not produced here to scale.

### The Proposed Development

- 2.4 The proposed development consists of the change of use of paddock land to domestic curtilage for the siting of caravan to use as an annexe (retrospective).

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## Site photos

2.10 The following photos show the current site.









## 3.0 SITE LOCATION | AREA CONTEXT

3.1 West Ashby is a village and civil parish in the East Lindsey district of Lincolnshire. It is situated on the Horncastle to Louth A153 road and 2 miles (3.2km) north from the centre of Horncastle. Farthorpe, Middlethorpe and Furzehills are hamlets within the parish.

3.2 According to the 2011 Census, West Ashby had a population of 252.

3.3 The name 'Ashby' derives from the Old Norse askr-by meaning 'ash tree farm/settlement'.

3.4 The village is just outside the Wolds Area of Outstanding Natural Beauty.

3.5 The River Bain is west of the A153 and the River Waring to the east, both flowing north to south.



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## 4.0 KEY PLANNING CONSIDERATIONS

### Planning Policy

- 4.1 Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. Here, the Development Plan comprises the provisions of the East Lindsey Local Plan (adopted June 2018) and the Lincolnshire Minerals and Waste Local Plan (adopted June 2016).

### Development Plan

#### East Lindsey Local Plan (ELLP)

- 4.2 Relevant policies of the ELLP include:
- Policy SP2: Sustainable Development
  - Policy SP10: Design
  - Policy SP22: Transport and Accessibility
- <https://www.e-lindsey.gov.uk/article/8934/Adopted-Local-Plan-2018>

- 4.3 The most recent iteration of the NPPF was published in December 2023. Paragraph 225 states:

*"Existing [development plan] policies should not be considered out-of-date simply because they were adopted or made prior to the publication of this Framework. Due weight should be given to them, according to their degree of consistency with this Framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given)."*

#### Lincolnshire Minerals and Waste Local Plan (LMWLP)

- 4.4 The site is not located within a Limestone Minerals Safeguarding Area
- <https://www.lincolnshire.gov.uk/planning/minerals-waste>

### National Policy & Guidance (Material Consideration)

#### National Planning Policy Framework (NPPF)

- 4.5 The NPPF sets out the Government's planning policies for England and how these should be applied. It is a material consideration in planning decisions.
- 4.6 The most recent iteration of the NPPF was published in December 2023. Relevant chapters of the NPPF include:

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## Chapter 12: Achieving well-designed places

### National Planning Practice Guidance –

- *National Planning Practice Guidance*
- *National Design Guide (2019)*
- *National Design Code 2021*

### Planning History

4.8

A full planning history search has been undertaken in preparing this planning application:

S/201/00510/99 – Extension and alterations to existing dwelling on the site of an existing conservatory which is to be removed and extension to existing agricultural store/workshop. Granted 14/06/99.

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## 5.0 ASSESSMENT

5.1 The following section provides an assessment of the main planning considerations relevant to the proposed development.

5.2 The main considerations relevant to the proposed development are:

- Principle of Development
- Design and Landscape Impacts
- Natural Environment and BNG

### Principle of Development

5.3 The proposed development is for the change of use of paddock land to domestic curtilage for the siting of caravan to use as annexe (retrospective). The caravan was sited in August 2022.

5.4 The siting of a caravan for use as an annexe would not be operational development and would not result in the material change of use of land if the caravan was cited on domestic curtilage.

5.5 The land is considered to be 'paddock land' and therefore this application seeks permission to change the use of the land to domestic curtilage to site the caravan which is to be used as an annexe.

5.6 The applicant has considered if the caravan could be moved to within the current domestic curtilage. However, this would not be possible as this would involve the demolition of existing outbuildings that are being fully utilised.

5.7 The siting of the caravan in its current location also offers the least visual impact.

5.8 The caravan provides a bedroom, kitchen, living area and washing facilities. The inclusion of washing facilities and a kitchen within the caravan do not diminish the ancillary nature of the structure. The key factors are that all the utilities are shared and that the use of the annexe is secondary to the main dwelling house. Electricity and water supply is taken from the host dwelling.

5.9 In the case of *Uttlesford District Council v Secretary of State for the Environment and White* 1991 highlights that even if accommodation provides facilities for independent day to day living, it will not necessarily become a separate planning unit from the main dwelling and significant factors are not

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so much the facilities but the lack of separate utility meters and postal address.

5.10 The caravan is used by the whole family as ancillary living space but is mainly used by the applicant's parents. However, they do take all meals and use the washing facilities in the host dwelling.

5.11 The applicant provides an element of care and support for her parents. The caravan has been sited to provide extra living space and is used as such secondary to the main dwelling. The caravan also allows some independent living (so that the applicant's parents have a living space of their own) but is within close proximity to meet the care needs of the applicant's parents.

5.12 This gives rise to the need for permanent on-site provision and for the siting of the caravan to provide suitable living space.

5.13 The caravan is sited adjacent to the existing domestic curtilage to ensure a close relationship to the existing dwelling. Access, parking and the garden is shared between the annexe and the host dwelling.

5.14 The ELLP is silent of any policies that relate to the principle of domestic annexes.

5.15 Policy SP2 states that:

*"Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless, any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or specific policies in that Framework indicate that development should be restricted."*

5.16 Paragraph 8 of the NPPF states that: *"Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):...*

*b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations;*

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*and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being;"*

5.17 Section 5 of the NPPF relates to delivering a sufficient supply of homes. Paragraph 63 is clear that the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies. These groups should include (but are not limited to) those who require affordable housing; families with children; older people (including those who require retirement housing, housing-with-care and care homes).

5.18 Overall, there is clear emphasis within the NPPF for providing housing for those with specific housing requirements. The proposed caravan has been provided to meet an established housing need on site in accordance with this requirement. There are no policies within the NPPF that indicate the development should be restricted.

5.19 As the proposal is considered acceptable in principle by the development plan, it is necessary to consider if the development is acceptable in all other regards. An assessment of all the relevant material planning considerations follows.

### Design and Landscape Impacts

5.21 The NPPF states that planning policies and decisions should contribute to and enhance the natural and local environment by recognising the intrinsic character and beauty of the countryside.

5.22 Policy SP10 states that the Council will support well-designed sustainable development, which maintains and enhances the character of the district's towns, villages and countryside if it does not unacceptably harm the character of a settlement or landscape or any nearby residential amenity.

5.23 The caravan has been sited adjacent to the existing domestic curtilage. The site and host property lies within the open countryside.

5.24 The neighbouring property's domestic curtilage extends just beyond the caravan and therefore the change of use of this part of the paddock land to domestic curtilage would be in keeping with the surrounding property.

5.25 There are glimpses that can be seen of the caravan from the street. However, the images below show that the caravan is seen in context with the other buildings at the site and would not impact on the countryside:



(source: Google)

5.26 The single storey nature of the caravan does not give rise to any harmful overlooking of the neighbouring property and its ancillary use does not give rise to any adverse impacts on residential amenity.

5.27 The proposal is considered to be in accordance with policy SP10 of the ELLP and the provisions of the NPPF.

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## Natural Environment and BNG

- 5.28 Biodiversity net gain is a way of creating and improving biodiversity by requiring development to have a positive impact ('net gain') on biodiversity.
- 5.29 In England, biodiversity net gain is required under a statutory framework introduced by Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021)
- 5.30 Under the statutory framework for biodiversity net gain, subject to some exceptions, every grant of planning permission is deemed to have been granted subject to the condition that the biodiversity gain objective is met ("the biodiversity gain condition"). This objective is for development to deliver at least a 10% increase in biodiversity value relative to the pre-development biodiversity value relative to the pre-development biodiversity value of the onsite habitat.
- 5.31 While every grant of planning permission in England is deemed to have been granted subject to the biodiversity gain condition, commencement and transitional arrangements as well as exemptions mean that certain permissions are not subject to biodiversity net gain.
- 5.32 Biodiversity net gain does not apply to retrospective planning permissions made under section 73A of the Town and Country Planning Act 1990.
- 5.33 As the application is retrospective, the proposal is exempt from the requirements of BNG.



## 6.0 OTHER PLANNING CONSIDERATIONS

### Highway Safety and Transport Impacts

6.1 There are no highway safety or traffic implications from the proposal.

### Flood Risk

6.2 The application site is located within flood zone 1 (Low Risk). The site is also not identified as being at risk of flooding from other sources (such as surface water).

### Minerals

6.3 The application site is not located within a Minerals Safeguarding Area.

### Public Rights of Way

6.4 A Public Bridleway (indicated in green) runs further north of the site as shown in the below image:



(source: lincolnshire.gov.uk)

6.5 The development will not impact on the Public Bridleway or Public Footpath.

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## 7.0 CONCLUSION

- 7.1 This planning statement has been prepared by Fytche-Taylor Planning Ltd in support of a full planning application submitted to East Lindsey District Council for the change of use of paddock land to domestic curtilage for the siting of caravan to use as annexe (retrospective) at Lindisfarne, Louth Road, West Ashby, Horncastle, LP9 5PS.
- 7.2 The annexe is for ancillary accommodation for the host property.
- 7.3 The annexe would not have a harmful impact on the countryside and does not give rise to any residential amenity concerns.
- 7.4 Matters of highways, flood risk, nature conservation, and minerals are deemed to be acceptable.
- 7.5 Overall, the development is considered to be compliant with the development plan namely policies SP2, SP10 and SP22 of the ELLP and the guidance contained within the NPPF and NPPG.