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Architecture • Interior • Project Management

Appeal Statement Relating to Householder Planning Application H02-0361-26, First floor side/rear extension and alterations:

9 Millfield Gardens

Crowland

Peterborough

PE6 0HA

1. Appeal Statement

- The householder application for a first floor side/rear extension and alterations was made on behalf of our client, Mr & Mrs M. Greaves, on 16th April 2026. This application was for works to their own property at 9 Millfield Gardens, Crowland. The decision was made by South Holland District Council on the 10th August 2026 after going through the standard allowable timeframe.

- The decision notice states as the reason for refusal that the proposed extension would represent an incongruent form of development at odds with the character and appearance of the area. The flat roof element would fail to integrate itself into the host dwelling as it fails to respect the existing proportions of the dwellinghouse, whilst also introducing a visually unsightly element, which fails to respect the prevailing built form of the area.

- It is apparent from this, although there were other potential issues raised by neighbours, that the only concern, and therefore reason for refusal, is the flat roof element of the extension, and we will therefore base the information provided within this statement on this only. Although there will be further background information to explain the ethos behind the decisions made that resulted in this proposal being the final design that was presented to the Local Planning Authority.

2. timeline

- The scheme that was originally submitted (see accompanying document ref: 0544-26-02 Proposed) presented a small area of pitched roof to the side element of the extension and a flat roof over the remainder of the area. The external was also finished in a cladding material at contrast to the brickwork of the host dwelling.

- This scheme received some negative comments from the immediate neighbours as well as from local Parish Councillors, stating that the scale of the extension would result in loss of light to their properties and the visual appearance would be at odds with the appearance of the surrounding properties.

- Following these comments other options were considered regarding the roof. Two further options were presented to the LPA, a design

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that had a pitched roof over the entire extension (see accompanying document ref: 0544-26-02A Proposed) and a design that showed a larger pitched roof over the side portion of the extension with a reduced area of flat roof to the rear (see proposal refused under the planning application).

- Through discussion with the planning officer, it was agreed that the design showing the entirely pitched roof would form a 'very unusual roof design, which would likely be more harmful than the flat roof', and that 'the Rev B drawing does a greater job of masking the flat roof element and does tie into the dwelling, when viewed from the front, well'.

- During this process of altering the scheme, the external wall finish was also changed. The cladding was removed and the external was proposed to be in brickwork to match the host dwelling, that way both the wall finish and the roof appearance from the front of the dwelling would tie in entirely. The alteration was welcomed by the planning officer who stated, 'Turning to the materials, I am happy with the chosen pallet and would be happy to proceed accordingly'.

- Following the submission of these amendments there were further comments received from the neighbours and Parish Councillors. It became apparent that the neighbours knew the Councillors well and had invited them to their property to discuss the proposal and, evidently, their responses, which were identical in response put forward. Mr & Mrs Greaves then invited the Councillors to visit their property so that their side of things could be discussed and the proposal could be viewed from the site itself, rather than from inferior vantage points. This invite was declined and the Councillor did not visit the application site, nor did they have any meaningful conversation with the applicants (see accompanying email correspondence).

- The planning officer, following these alterations, has gone on to state that they did not have any major concern over the neighbours' comments regarding loss of light, shadowing, overbearing etc as the position of the proposal and the formation of the application dwelling and the surrounding buildings helps negate any major detrimental effect resulted from the proposal. These comments can be fund within the Officer Report, issued as part of the application decision process.

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3. Justification

- The original proposal was presented in the way its was and the extension would be built of a previously constructed ground floor extension. [redacted]

  The stepped side elevation was designed in such a way to ensure access to the rear garden was maintained whilst allowing for the angled boundary. The proposed first floor extension has been designed to sit directly over the same footprint, to ensure the most simplistic build, and therefore must account for the numerous steps along the side elevation which makes a simple, uncomplicated pitched roof structure over the entire extension impossible.

- Whilst it was considered the Rev A option with the fully pitched roof over the extension was not suitable, it is fair to say that any option with a fully pitched roof would create further issue for the neighbouring properties. The larger roof mass would result in a increased levels of overshadowing and overbearing on to the neighbours' properties, something that has been addressed as no major concern under the current scheme with an area of flat roof.

- The planning officer suggests in their Officer Report that the surrounding area is mostly uniform in its style, and a prominent flat roof extension would therefore contrast with this. We feel however, that the opposite is true, and this can be demonstrated, even within a very short distance of the application site. Some examples of flat roof elements/extensions to properties are included in Appendix A of this document, however by way of an example of a large prominent flat roof extension within close proximity of the site, exactly this was approved by the LPA at 44 Postland Road, immediately opposite the eastern end junction on to Millfield Gardens. There are also a number of flat roof, dormer style, extension that have been built on Church Lane, directly opposite the western end junction of Millfield Gardens. Both of these locations are within a 30 second walk from the application site and therefore cannot be argues that they are not within the immediate surrounding area.

- Further afield, albeit still within Crowland, there are a vast number of two storey flat roof extensions, some larger in scale than others and some more impactful on surrounding dwellings than others, but all

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still prominent in their nature and therefore at odds with their immediate setting. However, what is clearly evident from all of the examples presented in Appendix A is that no effort has been made to mask the flat roof area from view. The proposal has not only presented a scheme that will hide the flat roof from view when entering Millfield Gardens almost entirely, it has also addressed neighbour concerns through the incorporation of the area of flat roof as it would be far less visually detrimental on the amenity of the neighbouring properties than a large voluminous pitched roof over the entire extension.

4. Applicant's Statement

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[redacted]

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[redacted]

5. Conclusion

- It is very apparent that a two storey, or first floor, element of flat roof as part of an extension is acceptable within the town of Crowland, the evidence provided demonstrates this. Even within very close proximity there are examples of such extensions that are far more visually dominant than the proposal. The refused scheme demonstrates a suitable first floor extension, working with the existing footprint of a former ground floor extension, that both does everything possible to mask the flat roof from the prominent views from Millfield Gardens (as demonstrated by the scheme development outline earlier) whilst also ensuring there is minimal impact on the neighbouring properties (as stated by the planning officer in their Officer Report).

- A biased approach has been taken by the local Parish Councillors who have, on numerous occasions, expressed the views of the neighbours without given any concern to the reasoning behind the proposal. They have blatantly refused to enter in to dialogue with the applicant and they have also declined the invitation to visit the site and view the proposal from the setting of the host building, whilst at the same time making numerous visits to the neighbouring properties. It is a very rare occurrence that a Parish Councillor requests that an application goes to Chairman's Panel, which is what happened in this instance, it is therefore a possibility to assume that the local Parish Councillors were using every power at their disposal to ensure the interests of the neighbours were enforced.

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Appendix A

Examples of prominent flat roof extensions in Crowland

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7 Postland Road, Crowland

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22 Reform Street, Crowland



6 Plank Drove, Crowland

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44 Postland Road, Crowland



21 Abbots Drive, Crowland

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7 Church Lane, Crowland



38 French Drove, Crowland

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