



PLANNING STATEMENT

185A NENE TERRACE, CROWLAND, PE6 0LD / MR DOWARD

13-01-2025

Planning, Design & Access Statement

185a Nene Terrace, Crowland, PE6 0LD

Proposed Development: New double garage, façade alterations including replacement porch to front elevation, and new workshop building

1. Introduction

This Planning, Design and Access Statement has been prepared in support of a full planning application for the erection of a new double garage to the front of the dwelling, external alterations including replacement traditional flush casement windows and a light green render finish, and the construction of a new workshop building to the rear of the property for private/residential use.

This statement explains the design principles and concepts that have informed the development proposals and demonstrates how these proposals respond to both national and local planning policies.

2. Site Context

The application site is a residential property in Crowland, within the administrative area of **South Holland District Council**. The site is located within a predominantly residential area where dwellings vary in style, materials, and size. The properties immediately to the west of the application property have a render finish, creating a visible local design context for the proposed choice of exterior finishes. A previous extension was completed to the property approved in April 2022 reference: H02-0240-22 has been completed and the brickwork match is poor hence the proposal to render the finish to make the building look as one entity and remove the poor contrasting finish.

There are no known conservation area restrictions or listed building status affecting the site (applicants are advised to confirm this with the Council's planning department).

3. Description of Proposed Development

The development proposals comprise:

a. Double Garage to Front of Dwelling

- A new double garage positioned to the front of the dwelling.
- Materials and external finishes will match the existing dwelling to ensure visual coherence and minimise any adverse visual impacts. There are large front gardens to the property and would not affect the parking or turning on site.

b. External Alterations to Existing Dwelling

- Removal of existing uPVC bay windows.
- Installation of traditional flush casement windows to better reflect traditional design detailing in the locality. These would match the windows used in the 2022 extension
- Re-finishing the property in a light green render ('eco rend' colour TBC) to provide an attractive, modern but contextual finish.
- This colour and material choice reflects surrounding properties to the west which already have render finishes.

c. Workshop Building to Rear

- Erection of a workshop building for private residential use only.
- Building dimensions: 8 m deep x 12 m long, with a maximum height of 4 m.
- The workshop will be clad in green cladding to visually assimilate with the landscape and minimise any perceived bulk from neighbouring viewpoints.

4. Design Principles and Materials

The vision for this development is to respect and enhance the **existing character of the site and surrounding area** through considered architectural detailing and sympathetic materials.

- **Scale and Massing:** The size and height of the double garage and rear workshop are designed to be subservient to the main dwelling and proportionate within the residential plot.
- **Materials:** Using materials that match the existing dwelling and local vernacular reduces the visual impact of new structures.
- **Windows:** Traditional flush casement windows reflect local character and improve quality of design compared to uPVC alternatives.

- **Colour and Finish:** The light colour render and green workshop cladding add a subtle, contemporary finish that integrates well with the surroundings while reflecting local preferences for rendered facades.
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5. Planning Policy Context

National Policy

At a national level, the National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these should be applied. The NPPF emphasises the importance of high-quality design, requiring new development to respond to local character, be visually attractive as a result of good architecture and appropriate landscaping, and make a positive contribution to the area.

The NPPF also establishes a presumption in favour of sustainable development, balancing economic, social, and environmental objectives.

Local Policy – South East Lincolnshire Local Plan (2019)

The statutory development plan for the site is the South East Lincolnshire Local Plan 2011-2036 (jointly adopted by South Holland and Boston Borough Councils). Policies within this plan seek to:

- Ensure development respects local character and enhances existing residential areas.
- Promote sustainable and well-designed places that are attractive, safe and functional for residents.
- Support development that provides appropriate amenity for existing and future residents without generating adverse impacts.

South East Lincolnshire Local Plan (2011–2036) The development has been assessed against the adopted South East Lincolnshire Local Plan.

The proposal accords with the following key policies:

- Policy 2 – Development Management: The proposal is appropriate in scale, design and location and does not cause unacceptable harm to residential amenity.
 - Policy 3 – Design of New Development: The development contributes positively to local character through sympathetic materials, proportions and detailing.
 - Policy 30 – Pollution: The private workshop use will not result in noise or disturbance harmful to neighbouring occupiers.
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6. Access and Movement

- **Vehicular Access:** The new garage will be accessed from the existing drive to the front of the property. Adequate space is retained for manoeuvring and parking, in line with local guidance on residential parking provision.
 - **Pedestrian Access:** Main pedestrian access to the dwelling remains unaffected. Circulation around the site meets standard expectations for a residential property and does not introduce changes to public rights of way.
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7. Amenity and Environmental Considerations

- The design ensures that the rear workshop building does not dominate neighbouring properties due to its modest height and sensitive siting at the rear.
 - No material increase in noise or disturbance is anticipated given that the workshop is for private residential use only.
 - Consideration has been given to the impact of visual amenity and landscape context, with cladding and colour choices intended to minimise visual intrusion.
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8. Conclusion

This Planning, Design and Access Statement demonstrates that the proposed development at 185a Nene Terrace, Crowland:

- Responds positively to the local character in terms of form, scale, materials and detailing.
- Aligns with the principles of the NPPF regarding sustainable development and high-quality design.
- Is consistent with the South East Lincolnshire Local Plan's objectives for well-designed, sustainable residential development.
- Will not result in adverse impacts on neighbouring amenity or the character of the area.

For these reasons, it is respectfully submitted that planning permission should be granted.

9. Photos



Properties to the west with render finish to the front and porches



Neighboring properties with buildings to front of building



Aerial view showing large outbuildings and extensions to property at the rear.

MTAYLOR

Principle

Taylor Planning and Building Consultants