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Planning Statement



Ref
1363 PS021

Date
24 February 2026

Project
Change of use of existing outbuilding to ancillary living accommodation

Hides Farm, The Common, Crowland, Peterborough, PE6 0HL

1. Introduction

This Planning Statement has been prepared in support of a planning application seeking retrospective permission for the change of use of an existing outbuilding within the residential curtilage of Hides Farm, The Common, Crowland, Peterborough, PE6 0HL

There is no extension to the built form of the outbuilding, as approved by planning consent ref H02-0378-12. However there are some minor variations to the position of doors, windows and rooflights. These are included in this application.

2. The Site

Hides Farm is a two-storey dwelling constructed circa 2013, replacing a previous dwelling on the site. The detached outbuilding, comprising single storey garage bays and a 2 storey garage/store, was included in the original planning consent.

The site lies within open countryside to the north of Crowland, within a long-established cluster of farm buildings on Crowland Common. The main dwelling and the outbuilding share both pedestrian and vehicular access, shared services (including electricity, water, drainage and broadband), shared garden and common amenity land. They thus form one domestic curtilage.

3. Background

The property was built by the applicants as their long-term family home. Since 2015, part of the outbuilding has provided accommodation for extended family members and remains physically, legally and functionally dependent on the main dwelling. The outbuilding is not occupied independently to the main dwelling.

4. The Proposal

The proposal seeks retrospective permission for the change of use of part of the existing outbuilding to ancillary living accommodation incidental to the main dwellinghouse.

The accommodation will:

- Be occupied solely by family members
- Remain in the same planning unit as the host dwelling
- Not be sold, let, or occupied independently
- Not form a self-contained planning unit

There is no physical subdivision of the site proposed. The outbuilding shares access, parking area and private curtilage with the main dwelling.

The outbuilding remains physically and functionally subordinate to the main dwelling.

5. Planning Appraisal

5.1 Principle of Development

Planning policy generally supports sustainable development within existing residential curtilages where that development that maintains local character and amenity

The proposal makes efficient use of an existing building and does not introduce a new built form.

The proposal does not create an additional dwelling, or subdivision of the plot.

Outbuildings used for purposes incidental to the enjoyment of a dwellinghouse are generally accepted in planning terms, where they remain subordinate and do not form a separate unit of occupation. This proposal satisfies these criteria.

5.2 **Impact on Character and Appearance**

There is no alteration to the built mass of the outbuilding. The changes to the fenestration are minimal and do not affect the character of the building. The outbuilding remains visually part of the host property.

5.3 **Residential Amenity**

There is no effect on the residential amenity of neighbouring properties. Use of the outbuilding for ancillary living accommodation does not cause any overlooking, or loss of light to neighbours. There is no noise generation that would affect neighbours. The use of the outbuilding remains domestic in character.

5.4 **Access, Highways and Parking**

The existing vehicular access remains unchanged and safely accommodates both the main dwelling and the outbuilding.

Because the occupation remains within one extended family, there is no intensification of use or additional vehicle movements beyond the established domestic baseline.

There is no highways impact caused by the ancillary use of the outbuilding.

6. Prevention of Independent Occupation

The outbuilding:

- Shares all utilities with the main dwelling
- Has no separate postal address
- Has no independent access
- Has no separate curtilage
- Will remain within single ownership

If considered necessary, the applicants would accept a condition restricting occupation to purposes incidental to the main dwelling and preventing use as a separate dwellinghouse.

7. Conclusion

This retrospective application seeks to regularise the ancillary use of an existing outbuilding within a lawful residential curtilage.

The proposal:

- Retains a clear **functional dependence** and remains incidental to the host dwelling;
- Maintains **visual subservience** and design harmony with the principal building and the countryside setting;
- Does **not increase highway impact** or create a new dwelling; and
- Facilitates **multigenerational living** in accordance with modern housing objectives.

Accordingly, the proposal represents sustainable development and planning permission should be granted.