PLANNING BY DESIGN
FROM CONCEPT TO COMPLETION

Design and Access Statement:

Single storey side extension

at:

2 Barbers Drove North, Crowland, Peterborough, PE6 0BE

On Behalf of Caroline and Russell Bane

Drafted by **Planning By Design**

Date: 26 February 2026 V2

1. Application

Planning By Design (**The agent**) has been instructed to act on behalf of Caroline and Russell Bane (**the applicant)** to submit a planning application to South Holland District Council (**the Local Planning Authority)** for Single storey side extension at 2 Barbers Drove North, Crowland, Peterborough, PE6 0BE (**the site**).

In support of this application, the following Design and Access Statement has been constructed to demonstrate the suitability of this site for this proposal and evaluate its accordance with national and local planning policy along with supplementary design guidance.

2. Site Location

The site is within the settlement boundaries of Crowland, as outlined within the South East Lincolnshire Local Plan, 2019. 2 Barbers Drove North is located towards the east of the settlement, in a residential area.

The property is typical of its surroundings, being a moderately sized post war bungalow.

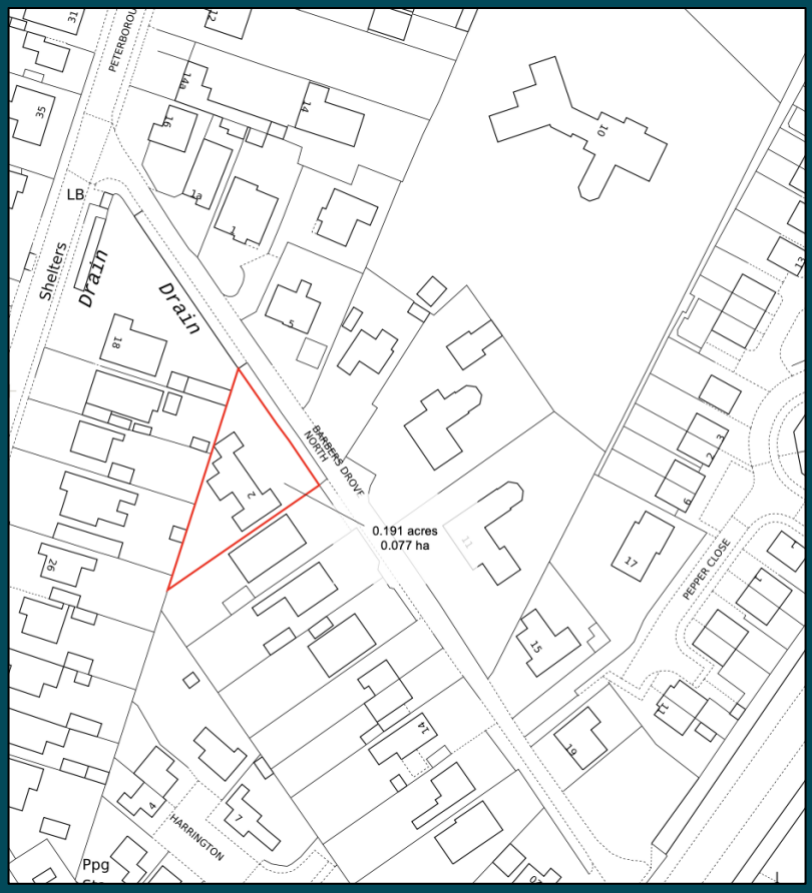


Figure 1: Site Location Plan

3. The Proposal

The proposal seeks planning permission for a single storey side extension onto the existing garage to the right side of the property.

The extension will be a hexagonal shape and run from the front of the property, tapering down along the boundary wall as near as permitted, into the rear of the property keeping in line with building regulations.

The extension is to be constructed in traditional insulated block/brick cavity construction with external brickwork to match the existing dwelling, ensuring a coherent appearance. The roof is proposed as a traditional steel/timber truss construction with concrete roof tiles to match the existing roof, maintaining continuity in roof form and materials. The proposed front wall is to follow alignment of the existing, in other words, to be flush with existing.

The scheme includes new UPVC-framed windows, with frames to match existing openings; one clear-glazed window of approximately 900 mm width by 1200 mm height, and one obscure-glazed window of approximately 1000 mm width by 530 mm height to protect privacy.

The property boundary and existing fence are indicated on the elevations to demonstrate the relationship between the extension and adjoining land.

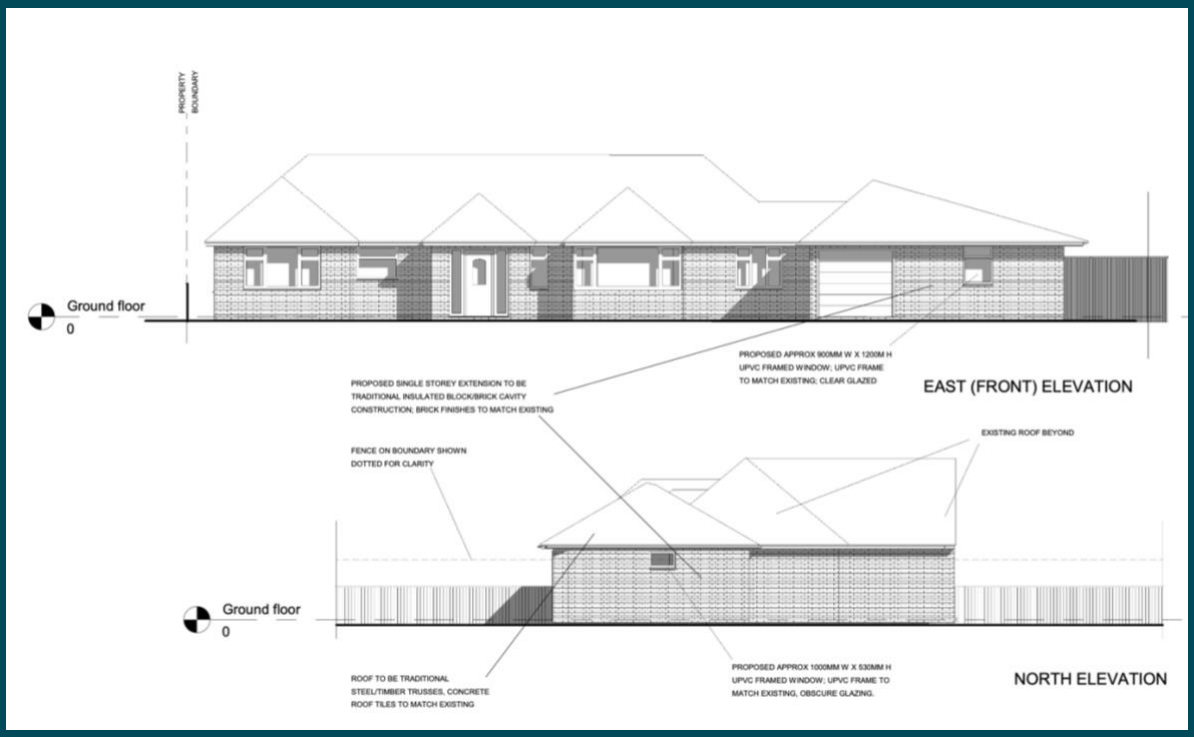


Figure 2: Proposed East and North Elevation

4. Planning History

A review of the Council's planning records reveals following planning applications for the application site:

- H02-0685-08 - Extension and alterations and detached double garage/workshop. refused - 12- 08-2008
- H02-0963-08 - Proposed extensions to form single garage, sun lounge and ensuite and internal and external alterations Approved – 22-10-2008.

5. Planning Policy

The following planning policy and guidance documents are recognised as material considerations for the assessment of this application

- National Planning Policy Framework 2024;
- National Planning Practice Guidance;
- South East Lincolnshire Local Plan - Adopted: March 2019

The following section will evaluate the proposals in accordance with the relevant policies and supplementary design guidance of the Council to demonstrate why the proposal should be considered as acceptable in principle and in strict accordance with the Council's development criteria.

5.1. National Planning Policy Framework 2024 (NPPF)

The new National Planning Policy Framework was revised in 2024 and the following paragraphs are considered to be relevant.

Paragraph 39 confirms that Local Planning Authorities should approach decisions on proposed developments in a positive and creative way. They should work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision makers at every level should seek to approve applications for sustainable development where possible.

Paragraph 48 confirms that planning law requires that applications for planning permission be determined in accordance with the Development Plan, unless material considerations indicate otherwise. The National Planning Policy Framework must be taken into account in preparing the Development Plan, and is a material consideration in planning decisions. This paragraph also states that decisions on applications should be made as quickly as possible, and within statutory timescales, unless a longer period has been agreed by the applicant in writing.

Paragraph 56 advises that Local Planning Authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions.

Paragraph 58 advises that planning conditions should be kept to a minimum and only imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects. Conditions that are required to be discharged before development commences should be avoided.

Paragraph 124 advises that planning decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions

High quality places

Paragraph 135 states that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

Development should:

a) Function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
b) Be visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
c) Be sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
d) Establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
e) Optimise the potential of the Site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks;
f) Create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

5.2. Local Planning Policy Context

South East Lincolnshire Local Plan - Adopted: March 2019

- 01 Spatial Strategy
- 02 Development Management
- 03 Design of New Development

6. Assessment

The key planning considerations for this development proposal:

- Principle of Development
- Design and Character of the Area
- Impact on the Residential Amenity
- Flood risk

Principle of Development

Policy 1 of the SELLP establishes a settlement hierarchy for delivering sustainable development that meets the area's social and economic needs while protecting and enhancing the environment. It aims to provide sufficient housing land to meet local needs, make more sustainable use of land, and minimise the loss of high-quality agricultural land by focusing development in sustainable locations at appropriate densities.

The policy ranks settlements in order of their sustainability. The most sustainable locations are the Sub-Regional Centres, followed by the Main Service Centres. Below these are areas with more limited development opportunities, including Minor Service Centres, and then areas with development constraints, identified as Other Service Centres and Settlements. The countryside sits at the lowest tier of the hierarchy and is regarded as the least sustainable location for new development.

The application site lies within Crowland, which Policy 1 identifies as a Main Service Centre. Development is therefore supported in principle where it underpins Crowland's role as a service centre, sustains existing facilities, or helps to meet the service needs of surrounding communities.

In any case, the proposal relates only to an extension to an existing, established residential dwelling, which is an appropriate form of development for this location in principle.

Accordingly, the proposal is considered to comply with the SELLP in principle. This overall conclusion is subject to a detailed assessment against site-specific considerations, including (but not limited to) the impact on the character and appearance of the area, the effect on neighbouring residential amenity and flood risk which are addressed in the following sections.

Design and Impact on the Character of the Area

Policy 2 of the SELLP similarly sets out the sustainable development considerations that should inform proposals, providing an operational framework for assessing how schemes perform against sustainability objectives. Policy 3 then requires that development achieves good design, highlighting the matters that must be addressed so that new built form sits comfortably within, and makes a positive contribution to, its historic or otherwise established townscape or landscape context.

Together, these policies align with the NPPF in requiring that poor or inappropriate design, or design which fails to take opportunities to enhance the character and quality of an area, will not be supported. New development must therefore demonstrate careful consideration of siting, design and scale, ensuring it respects surrounding buildings and does not erode the area's established character.

In this case, the proposed extension is relatively modest in the context of the host dwelling. Although the property has been extended previously, this proposal is of modest, simple extension which would still be visually subservient to the original bungalow.

Once built, the overall scale of the enlarged bungalow would remain comparable to neighbouring properties and, as such, would continue to sit comfortably within the prevailing character of the area.

Taking account of the design, scale, and nature of the development, as detailed above, the proposal is considered to be acceptable. The proposal would not cause an adverse impact to the character or appearance of the area and would therefore be in accordance with Policies 2 and 3 of the SELLP and Section 12 of the NPPF.

Impact on the Residential Amenity

Policies 2 and 3 of SELLP sets out that residential amenity and the relationship to existing development and land uses is a main consideration when making planning decisions.

The extension to the garage would be close to the boundary of next door neighbour number 20 Peterborough Road, but there will still be a 300mm gap to the boundary. Important to note that no guttering or any part of the roof would overhang on to the next door property.

The extension would have an eaves height of approximately 2.4 m near the boundary, with a hipped roof and the ridge set in from the side boundary. Although the extended garage would sit closer to the boundary than the existing arrangement, the limited projection and modest height mean it is not considered to harm the residential amenity of 20 Peterborough Road.

In addition, the main dwelling of number 20 Peterborough Road is set further away from the shared boundary, so any additional overshadowing of that property's rear garden would be minimal. Overall, the impact on residential amenity is regarded as acceptable and is not expected to result in any material harm.

As detailed above, the scale and design of the proposal is considered to have no significant or unacceptable impact on the residential amenities of the occupiers of adjacent properties or land users.

As such, the proposal is considered to accord with the Section 12 of the NPPF and Policies 2 and 3 of the Local Plan in terms of impact upon residential amenity.

Flood risk

The site is flood risk zone 2, and validation requirements states that Flood Risk assessments are required for the site (s) within flood zone 2 or 3. However, due to proposed modest works, it is not considered that there will be any impact on drainage and flooding and therefore flood risk assessment is not deemed to be necessary.

Furthermore, next door property of 4 Barbers Drove had recent application for extension (H02-0451-24) and no flood risk assessment was required.

7. Conclusion

Given the size, location and scale of the proposal it is considered that the proposal complies with the national and local planning policies and would have an acceptable impact on the character of the area, residential amenity and flood risk.

For the above reasons, we see no reason for the Council to withhold our request for planning permission and kindly request that the Council make a reasonable decision on this submission in line with the developmental objectives and timescales of the National Planning Policy Framework.

Should the Planning Authority have any further questions in relation to this proposal or feel that certain conditions would be necessary to accommodate this proposal, Planning By Design would welcome conversation on any of these matters.