

Planning Statement

Householder Application: June 2026

Project Address: 15 Barber’s Drove South, Crowland, PE6 OEY
Client: Mr M Woodrofe
Author RJ (RTK Stamford Ltd)
Revision -



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- 1.1
- This document has been prepared by RTK Stamford as part of a householder planning application for the erection of a single-storey extension and car port at 15 Barber’s Drove South, Crowland, PE6 OEY. Supporting drawings should be read in conjunction with this statement.
- 1.2
- The following drawings have been submitted with this application:
- 1955-01 Existing Floor Plan and Elevations
 - 1955-02 Proposed Plan and Elevations_RevA
 - 1955-03 Existing Location Plan and Proposed Site Plan
- 1.3
- The building is sited to the southeast of Crowland, on Barber’s Drove South which over recent years has seen various new builds having been constructed, including 15 Barber’s Drove South, subject of this application. Following planning approval (ref no.HO2-0647-21) construction began as per approved drawings, and it was halfway through the build that ownership changed hands, with the applicant of this application (Mr M Woodrofe) purchasing the site. Following further design reviews of the approved drawings, it was determined that additional accommodation would be required to suit the needs of the new owner, hence this new householder application for the Single-Storey extension and car port.
- 1.4
- It is proposed to erect a flat roof single-storey extension to the northeast of the property with a footprint of 98m2, just to the enclosed structural element, and a ridge height of 2.8m. In addition, a semi-open structure comprising a retractable canopy/louvres to the walls and roof wraps around the enclosed single storey extension to the east and to the north. The external material of render is modest and sympathetic to the surrounding buildings and will allow the new extension to be subservient to the primary dwelling. The architectural language of the new structure is in keeping with the existing dwelling through its modern flat roof form and the use of powder coated aluminium doors and windows. The car port is sited to the southeast of the property with a footprint of 49m2 and a ridge height of 2689mm. The car port provides an additional two covered parking spaces, and the form of the structure has been designed to be in keeping with the primary dwelling.