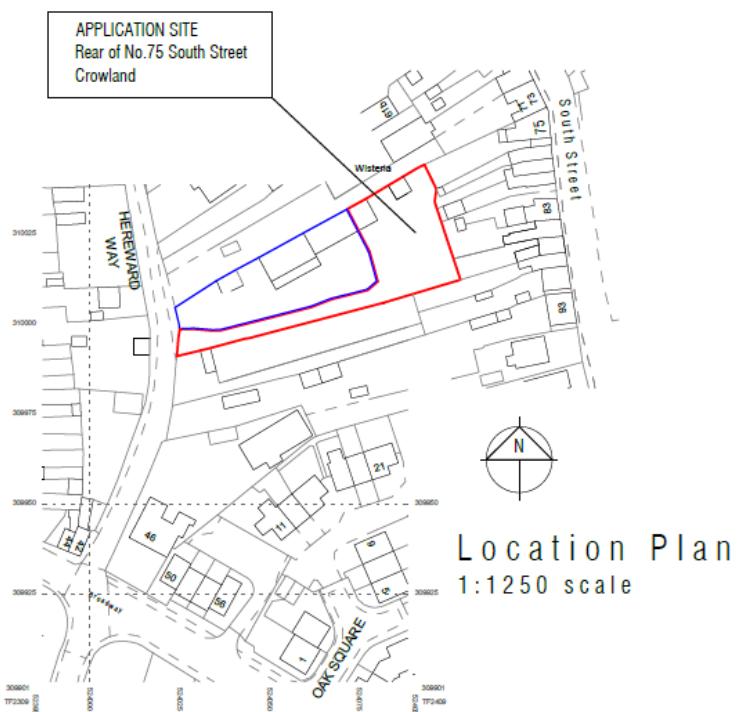


Proposed Residential Development
Detached Single Storey Dwelling
Rear of No.75 South Street
Crowland PE6 0AH

for
Mrs. K. Hutson



PLANNING STATEMENT
Incorporating Heritage Impact Assessment

September 2025

Introduction

Planning permission was granted in April 2025 (LPA ref H02-0032-25) for a single storey dwelling on the current application site. This current submission seeks approval for a re-design of the dwelling and its siting within the plot.

Application Site

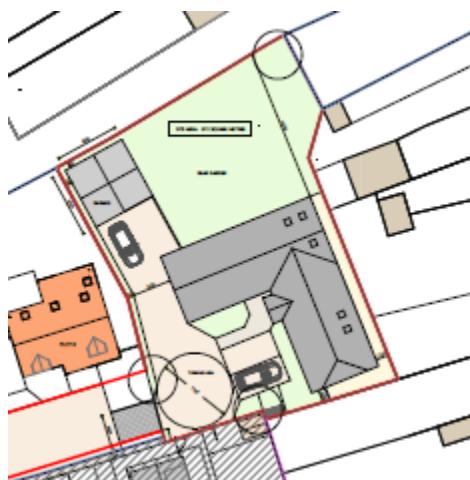
The site which extends to 0.07 hectare is derelict land forming part of a commercial yard and rear yard area to 75 South Street Crowland.

The site is predominantly hardstanding with various structures positioned along its northern boundary. The site is located just to the south of the centre of Crowland and close to the edge of the Conservation Area in Hereward Way.

Crowland is classified in the South East Lincolnshire Local Plan as a Main Service Centre and is positioned to the southern edge of South Holland District in relatively close proximity to the city of Peterborough.

Planning History

H02-0032-25 – Erection of Single Storey Dwelling with double garage - Approved 16th April 2025



H02-0032-25 – Approved Site Layout

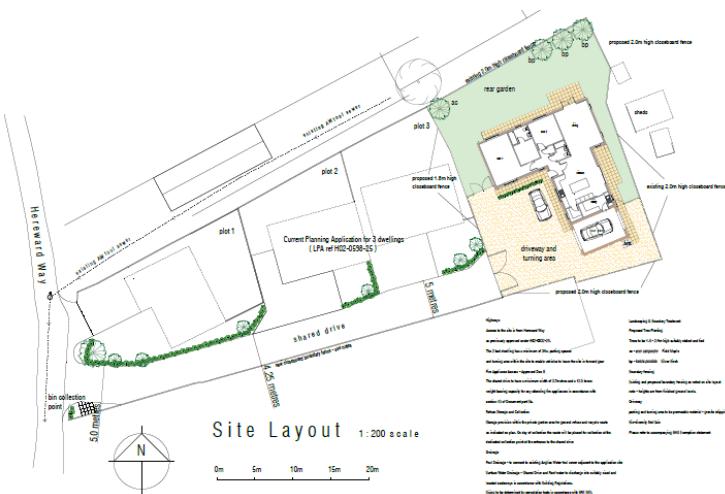
This extant approval was granted with very few conditions and was subject to a Unilateral Undertaking as the proposed dwelling is classed as a self-build property. The scheme proposed a two bedroomed detached bungalow with a detached double garage. Access is gained via an existing yard access from Hereward Way.

The Proposal

Since obtaining planning consent there has been a significant change of circumstance for the Applicant and this has resulted in a review of the project to suit current needs.

The site area remains identical with changes confined to the actual dwelling design and its siting within the plot. The resultant design is for a two bedroomed dwelling with an integral car port. The previously approved double garage to the north-west corner of the site is no longer proposed. The result of this is that private garden area is increased with vehicle movement restricted to the courtyard area.

The building has been moved away from the south-east corner of the site which improves amenity for the occupiers with increased natural light as well as increasing separation from adjacent gardens to properties on South Street.



Proposed Site layout – Sept 2025

The new design has a hipped roof profile which reduces its physical presence to neighbouring property as well as the wider conservation area.

External materials for the dwelling and the hardstanding areas are fully specified on the submitted plans to minimise the number of planning conditions that may be attached to any subsequent consent.

Boundary treatment and landscaping is also indicated on the submitted plans, with many of the boundaries already suitably screened as identified on the site layout.



South-west Elevation towards access drive

Heritage Impact Assessment

As the site is located within the designated Conservation Area for Crowland it is necessary to evaluate the potential impact of the development on that conservation area and any heritage assets within the vicinity.

Crowland's origins date back to the 8th Century when this part of the Fens was an island. The two most famous historical points of interest in Crowland are the ruined Medieval Crowland Abbey and the 14th Century three sided bridge.

Specifically referring to the planning application site in Hereward Way there is minimal in the form of heritage assets with just two Listed buildings within 100metres and these are identified on the map below.



Crawford House – Extract from Official List Entry List Entry Number 1166309 Grade II listed building

Details

TF 20 NW 14/20

CROWLAND THORNEY STREET (west side) Crawford House

II

House. Late C17, refronted c.1800, late C19. Limestone rubble, stock brick. Steeply pitched canted, hipped double ridge Collyweston tiled roofs with brick eaves; single ridge and 2 lateral stacks. 2 storeys with attic, 5 bay early C19 east front with high stone C17 plinth. Central porch projects a little with pediment, pilasters, fanlight with radiating spokes, panelled reveal and door. 2 plain cross casements on either side, with 5 similar windows above. 3 gabled dormers with plain sashes. Wall attached at right angles to the left, running eastwards, with gateway, incorporating many medieval sculptured fragments, probably from Crowland Abbey. North front of C17 rubble with doorway to right with overlight and partially glazed door. Segmental headed window beyond filled with mesh. Plain sash to left of doorway, with 2 plain sashes above, all 3 with wooden lintels. Interior with room to west with late C18 fielded panelling. Staircase of c.1800, 2 flight return with open well and a break on half landing with flight leading off it to east. Turned bannisters, moulded handrail, fielded panelled dado. Room to north with late C18 panelling said to be imported, with fluted pilasters, 2 semi-circular headed corner cupboards with keystones and fluted pilasters; fielded panelling. Most other rooms with plain late C19 and early C20 panelling.

53 South Street – Extract from Official List Entry

List Entry Number 1064515 Grade II listed building

Details

CROWLAND SOUTH STREET TF 2410-2510 (west side)

18/19 No.53

II

Cottage. Mid C18, early C19, C20. Colourwashed rendered brick. Pantile roof with single gable stack. Single storey and attic, 2 bay front with doorway to right with wooden lintel and plank door. 2 light glazing bar sliding sash to left with wooden lintel. C20 gabled dormer with C20 casement.

Listing NGR: TF2409110110

Given the significant distance between the heritage assets and the application site it is clear that the scale and form of development on the site will in no way impact on the setting of either of the Listed Buildings.

The extant permission on the site raised no objections from the Conservation Officer

In terms of the actual proposed dwelling and its appearance the external materials are specified on the submitted plans and are considered to be appropriate to this particular siting and scale of development.

It is considered unreasonable to require the applicant to install timber windows to a building that will not be visible from the public realm, nor indeed the majority of neighbouring properties which themselves have a very diverse mixture of materials including render, pvc-u windows of modern proportion, style and colour. Many of the roof tiles to dwellings that back onto the site from South Street have modern profiled concrete tiles.

SELLP Policy 29 is concerned with the historic Environment. Part B of the policy is concerned with Conservation Areas. It states (IN PART): Proposals within, affecting the setting of, or affecting views into or out of, a Conservation Area should preserve (and enhance or reinforce, as appropriate) features that contribute positively to the area's character, appearance and setting.

We believe that the proposed re-development of this vacant yard area will dramatically enhance the appearance and character of this part of the Conservation Area.

Technical Considerations

Highways

The extant consent H02-0032-25 raised no objections from LCC Highways – this current application is limited to a re-design of dwelling and its siting. Parking provision remains as previous and access to the site remains as previous.

Flood Risk

Please refer to accompanying FRA

Foul Drainage

As per the extant consent for the site it is proposed to connect the new dwelling into the adjacent Anglian Water foul sewer

Surface Water Drainage

The majority of the application site is hardstanding of concrete and compacted material therefore the proposed residential proposal will actually improve permeability for the site.

There is no historic evidence of surface water flooding either within the site or run off onto adjoining land. It is therefore reasonable to assume that the ground is capable of accommodating suitably designed proprietary soakaways.

This together with the introduction of garden areas and permeable surfacing will result in betterment for the site in terms of surface water. Roof water from the proposed dwellings is to be directed to suitably located and sized soakaways using proprietary drainage crate systems with soil percolation testing is to be undertaken in accordance with BRE 365

Ecology & Bio-Diversity Net Gain

This brownfield site is currently void of any natural features such as hedging or trees.

The regeneration of the site will readily result in a net gain in terms of bio-diversity with the introduction of garden area and tree planting.

There would normally be a proposal to introduce low cost measures to the development such as bird / bat boxes integrated into the build, however the single storey design with a hipped roof configuration is not compatible with such nesting boxes.

Please refer to the accompanying exemption statement relating specifically to Bio-Diversity Net Gain.

Environmental Protection

The extant permission requires no land contamination investigation and it would therefore be consistent for any approval to be clear of any such impositions.

Archaeological Potential

The extant permission requires no archaeological investigation works and again it would be consistent for any approval to be clear of any such condition.

Conclusion

This full planning application follows the relatively recent granting of consent for a single storey dwelling on the site. This application seeks permission to construct a different design of single storey home for the same applicant, with slight adjustment to the siting of that dwelling within the same site.

This application is considered to be very straightforward and we therefore look forward to a prompt determination of the revised scheme at the earliest opportunity in order that the applicant can commence the build of their new energy efficient home.

Alan J Finch
September 2025

mlp Moulton Land and Planning