

Location: Juckel Cottage , South Eau Bank, Throckenholt, Spalding PE12 0QW

Background Outline planning permissions H19-0031-25 granted on 29.08.2025 Previous outline application H19-0415-19 granted on 12th June 2019 for the erection of 2no houses on the vacant land adjacent to this land and formally part of Rose Cottage.

The middle plot has a full planning application H19-0967-22 and conditions compliance H19-0477-23. There is a house being built on this plot nearing completion in the coming months.

Design The footprint of the proposed dwelling matches that of the approved house on the right H19-0967-22 and the first house approved further to the east H19-0196-21.

The proposed dwelling consists of a 4 bedroom 2 storey family home

The walls will be built in block work. Only the front of the house will have cavity wall insulation The front elevation of the property is designed with a red brick detail soldier course over the front windows and a detailed red brick banding course to the GF windowsill. The front windows will be brown UPVC sash type with a Stone window sill. The front door to the house will have a level threshold.

The front of the house will be exact match of the new house on the right, Eden PE12 0QW.

The side and rear walls will consist of 9inch block work with 130mm Kingspan and EPS external wall insulation with cream silicone render finish. Side and rear Windows will be cream upvc.

The roof will be Marley Grey roof tiles.

Road Access: The house will be set back from the road in line with the adjacent newly built properties with a gravel driveway with turning facility to allow forward facing egress of vehicles. There will be parking for 3 cars on the driveway accessible from the main highway (South Eau Bank) via an existing dropped kerb.

The boundary to the east of the plot already has a 1.8m high close boarded fence along the boundary line. This will be replicated to the west boundary of the proposed plot as shown on the submitted plans

Flood Resilience Measures The plot borders on the edge of the flood plain as shown in the submitted Flood Map, most of the plot falls within flood zone 1, the area in which the house is to built, the remaining half of the plot falls within flood zone 2 and 3. Despite the flood zone 1 location, the house will be raised above existing ground level. The South Holland SFRA indicates this site is within a 'No Hazard' area and therefore satisfies the sequential test.

Drainage: The stormwater drainage will discharge into a soakaway in the back garden. Foul Sewage will discharge to self-contained treatment plant in the back garden. Clean water effluent will then discharge into the ditch at the back of the land. The ditch at the rear of the site has a statutory 9m byelaw access requirement and the new building does not encroach this delineation.

Landscaping: As the site slopes down at the rear there will be steps down from paving at the rear of the house down to a lawned garden. Existing trees to the rear of the plot atop the ditch will be retained. New low level shrub planting will added to the new front garden. The rear garden will be

seeded to create a grass lawn. Archaeological Considerations to previous outline application (H19-0415-19) contained an archaeological report by Witham Archaeology which is also submitted as part of this application for reference.

Biodiversity: This is a self build custom plot so it will be exempt. The attached drawing / Site Plan 03/ shows the additional bird box and insect box together with proposed landscaping.

Sustainability: The site is inside the Throckenholt Settlement Limit as defined in the South East Lincolnshire Local Plan (SSELP) 2019. This application falls within Policy 1 (Spatial Strategy) of the SSELP for developments that support settlement and help sustain existing facilities or helps meet the service needs of other local communities.