

Planning Statement
New House on Vacant Land at
Rose Cottage, South Eau Bank, Throckenholt, Spalding PE12 0QW

Background

Outline planning permission (H19-0415-19) was granted on 12th June 2019 for the erection of 2no houses on the vacant land at Rose Cottage. This land was subsequently split into two plots for sale.

A reserved matters application (H19-196-21) was granted on 11th May 2021 for a 3 bed, 2 storey dwelling on the eastern half of the land.

This application is for a full planning application for a 4 bed, 2 storey dwelling on the western half of the land (as listed in the original outline application H19-0415-19).

Design

The footprint of the proposed dwelling matches that of the approved house on the neighbouring land (H19-0196-21) to the east. The house in this application is a 4 bed design with insulated white render to all 4 facades of the property with a red brick detail soldier course over the front windows and a detailed red brick banding course at approximately first floor level. Windows will be white upvc with grey slate effect roof tiles.

The house will be set back from the road in line with the adjacent newly built property, with a gravel driveway with turning facility to allow forward facing egress of vehicles.

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.

Access

There will be parking for 2 or 3 cars on the driveway accessible from the main highway (South Eau Bank) via a proposed dropped kerb and vehicular crossing across the pedestrian footpath. The front door to the house will have a level threshold. 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.

Flood Resilience Measures

The plot borders on the edge of the flood plain as shown in the submitted Flood Map, half 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

Existing trees to the rear of the plot atop the ditch will be retained. New low level shrub planting will be added to the new front garden. The rear garden will be seeded to create a grass lawn.

Archaeological Considerations

The original outline application (H19-0415-19) contained an archaeological report by Witham Archaeology which is also submitted as part of this application for reference.

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.

Other Relevant Applications

The land to the west of Rose Cottage is currently occupied by sheds and static caravans. Outline Planning Permission was recently granted for the erection of a house on the land (H19-1265-21).