

Officers Report

Planning Application No: 140128

PROPOSAL: Planning application for 1 no. dwelling

LOCATION: Land South of Low Road Osgodby

WARD: Market Rasen

WARD MEMBER(S): Cllr Stephen Bunney, Cllr Cordelia McCartney, Cllr John McNeill

APPLICANT NAME: Mr and Mrs Ward

TARGET DECISION DATE: 05/12/2019

DEVELOPMENT TYPE: Minor - Dwellings

CASE OFFICER: Ian Elliott

RECOMMENDED DECISION: Grant Permission subject to conditions

This application has been referred to the Planning Committee following objections from the Parish Council that the development would be contrary to the Central Lincolnshire Local Plan and the Osgodby Neighbourhood Plan.

Description:

The application site is a plot land which is part of a site given planning permission for 4 dwellings (Outline Application 137045 and Reserved Matters Application 138954). The bungalow approved to the front of the site is almost completed. The site is set back from the highway with an existing access point along the north boundary. The plot slopes gently upwards from north to south. The site is open to the north, east and west boundaries with hedging, trees and/or post and rail fencing nearby. The south boundary is screened by hedging with occasional gaps. Neighbouring dwellings have been given permission to the east and west but have yet to be built. A neighbouring dwelling is to the north with open fields to the south.

The application seeks permission for 1no. dwelling

Relevant history:

137045 - Outline planning application for up to 4no. dwellings - all matters reserved – 08/02/18 - Granted time limit and other conditions

138954 - Application for approval of reserved matters for 4no. dwellings, considering access, appearance, landscaping, layout and scale, following outline permission 137045 granted 08 February 2018 – 15/03/19 - Granted time limit and other conditions

139343 - Application for non-material amendment to planning permission 138954 granted 15 March 2019 - various internal and external amendments to plot 1 – 10/05/19 - Granted without conditions

During the officers site visit it was observed that the highway fronting dwelling was almost completely constructed meaning the development has materially commenced in time.

Other live planning applications for housing development in Osgodby:

Land to North East of Red House, Main Street, Osgodby
139839 - Outline planning application to erect 2no. dwellings with all matters reserved – Yet to be determined

Land Adjacent West Haven, Main Street, Osgodby
140160 - Outline planning application to erect 1 detached dwelling with all matters reserved – Yet to be determined

Other relevant decisions:

Land at, Lincoln Road, Ingham
138621 - Planning application for proposed dwelling and attached garage, together with the relocation of garages to plots 1 and 2 of previously approved layout on 134496 – 10/01/19 – Refused – Appeal Allowed - 05/09/19 - (APP/N2535/W/19/3226219)

Paragraph 34 states:

“I have found the proposed development to not accord with the spatial housing policies of the Local Plan, given that the proposal would result in further development beyond the identified target growth for the settlement of Ingham. However, I have found there to be an absence of harm from the development with regards the effect on character and appearance and the provision of adequate living conditions for future occupiers. In addition, no conclusive details of harm related to an adverse impact on Ingham have been adduced from the resultant uplift of a single dwelling over the previously approved development of 47 dwellings, which is of considerable significance in supporting the proposal as sustainable development.”

Representations

Chairman/Ward member(s): No representations received to date

Osgodby Parish Council: Objection

In the cover letter that is supporting the planning application 140128, the introduction states that Ward Holmes are wishing to put a 5th additional unit on the current development site.(PA 138954)

With reference to the Osgodby Neighbourhood Plan, 7.6 of the Residential Development, it is stated ‘*a maximum of 4 dwellings per site in compliance with Policy PL2 of the CLLP*’.

The Osgodby Neighbourhood Plan states in 7.8 *that infill is considered to be a site that is a continuous built up frontage of dwellings*. This proposed dwelling

is at the back of the current building development and cannot be deemed to be infill.

Policy LP2 of the Central Lincolnshire Local Plan; 6 Small Villages of which Osgodby is listed. It states, *Unless otherwise promoted via a Neighbourhood Plan – Osgodby Neighbourhood Development Plan was approved and adopted by West Lindsey District Council in 2018; or through the demonstration of clear local community support the following applies:*

- *They will accommodate small scale developments of a limited nature in appropriate locations*
- *Proposals will be considered on their merits but would be limited to around 4 dwellings*

Therefore this planning application would bring 5 dwellings on this site in conflict with both the Osgodby Neighbourhood Plan and the Central Lincolnshire Local Plan. Despite the letter saying the density of housing on the site is low it is not acceptable that both these Plans have been ignored by the developers and Osgodby Parish Council do not support this planning application and it should not be approved

Local residents: No representations received to date

LCC Highways/Lead Local Flood Authority: No objections
Having given due regard to the appropriate local and national planning policy guidance (in particular the National Planning Policy Framework), Lincolnshire County Council (as Highway Authority and Lead Local Flood Authority) has concluded that the proposed development is acceptable and accordingly, does not wish to object to this planning application.

LCC Archaeology: No representations received to date

IDOX checked: 27th November 2019

Relevant Planning Policies:

Local Policy

Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. The Development Plan in this location comprises the Central Lincolnshire Local Plan (April 2017) and the Osgodby Neighbourhood Plan (July 2018).

Under planning law¹, if to any extent a policy contained in a development plan for an area conflicts with another policy in the development plan the conflict must be resolved in favour of the policy which is contained in the last document

¹ S38(6) of the Planning and Compulsory Purchase Act 2004

Central Lincolnshire Local Plan 2012-2036 (CLLP)

The policies considered relevant are as follows:

LP1 A Presumption in Favour of Sustainable Development
LP2 The Spatial Strategy and Settlement Hierarchy
LP3 Level and Distribution of Growth
LP4 Growth in Villages
LP10 Meeting Accommodation Needs
LP13 Accessibility and Transport
LP14 Managing Water Resources and Flood Risk
LP17 Landscape, Townscape and Views
LP21 Biodiversity and Geodiversity
LP25 The Historic Environment
LP26 Design and Amenity

Osgodby Neighbourhood Plan (ONP)

Osgodby Neighbourhood Plan (ONP) was formally 'made' by West Lindsey District Council at a Full Council Committee meeting on the 2nd July 2018. As per Neighbourhood Plan Regulations 2012, this Neighbourhood Plan is now 'made' and should be used when determining planning applications within the identified Neighbourhood Area. The relevant policies are:

Objective 1: To identify areas suitable to deliver new housing development within the Parish

Policy 1: Residential Development in Osgodby Village

Policy 4: Design and Character of Development

National Guidance

National Planning Policy Framework

National Planning Practice Guidance

Other

Natural England's East Midlands Agricultural Land Classification Map 2010

Main issues

- Principle of the Development
Central Lincolnshire Local Plan 2012-2036
Osgodby Neighbourhood Plan
National Planning Policy Framework
Concluding Assessment
- Visual Amenity
- Residential Amenity
- Highway Safety
- Drainage
- Trees
- Archaeology

Assessment:

Principle of the Development

Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise.

Central Lincolnshire Local Plan 2012-2036:

Local policy LP2 sets out a spatial strategy and settlement hierarchy from which to focus housing growth. This policy identifies Osgodby as a small village and *'unless otherwise promoted via a neighbourhood plan or through the demonstration of clear local community support, the following applies in these settlements:*

- *they will accommodate small scale development of a limited nature in appropriate locations.*
- *proposals will be considered on their merits but would be limited to **around 4 dwellings** (emphasis added), or 0.1 hectares per site for employment uses.*

Local policy LP2 states that *'throughout this policy, the term 'appropriate locations' means a location which does not conflict, when taken as a whole, with national policy or policies in this Local Plan (such as, but not exclusively, Policy LP26). In addition, to qualify as an 'appropriate location', the site, if developed, would:*

- *retain the core shape and form of the settlement;*
- *not significantly harm the settlement's character and appearance; and*
- *not significantly harm the character and appearance of the surrounding countryside or the rural setting of the settlement'.*

Submitted policy LP4 additionally requires a sequential approach to be applied to prioritise the most appropriate land for housing within small villages. LP4 states that:

'In each settlement in categories 5-6 of the settlement hierarchy, a sequential test will be applied with priority given as follows:

1. *Brownfield land or infill sites, in appropriate locations, within the developed footprint of the settlement*
2. *Brownfield sites at the edge of a settlement, in appropriate locations*
3. *Greenfield sites at the edge of a settlement, in appropriate locations*

Proposals for development of a site lower in the list should include clear explanation of why sites are not available or suitable for categories higher up the list'.

Local policy LP4 goes on to say that Osgodby has a growth level of 10%. An updated table of remaining growth for housing (dated 28th October 2019) in Osgodby states that there are 3 dwellings remaining.

Osgodby Neighbourhood Plan (ONP):

Section 1 of Policy 1 of the ONP provides a definition of a preferred location and an appropriate location for housing development in Osgodby. It also states in section 1 of the policy that “*proposals for **up to four dwellings** (emphasis added) on primary and secondary locations in Osgodby Village will be supported in principle*”.

Paragraph 7.6 in the justification text states that “policy 1 positively promotes and concentrates development in and around Osgodby Village, with a **maximum of 4 dwellings per site** (emphasis added) in compliance with Policy LP2 of the CLLP”

Section 2 of policy 1 of the ONP along (with policy diagram 1) identifies the developed footprint and provides a definition of ‘infill development’ and ‘adjacent to the developed footprint’.

Section 3 of policy 1 of the ONP sets out a sequential test for housing using section 1 and 2.

The ONP includes the following plans which helps to identify the sites position in relation to Osgodby:

- Figure 7 Policy Map: Osgodby and Kirkby Village
- Policy Diagram 1: Osgodby Village

Policy 4 in combination with the Design Character Appraisal provides criteria of how development should relate to the settlement and its immediate setting, flood risk, access.

Paragraph 9.5 of Policy 4 of the ONP states that 9.5. *‘It is envisaged that the majority of future development will take place in or at the edge of the development footprint of Osgodby Village. Considering that the built up form of the village takes the form of a ribbon development around three main streets, the frontage or front-yard of most developments will directly face the street’.*

The Character Appraisal is separated into five sections with pages 6-13 covering Osgodby Village. Some statements are:

‘Osgodby village is a long linear village laying to the south of a small stream called the Beck and consists of a main street with four lanes leading off’ (pg6).

Mill Lane is characterised by *‘mixed housing, some fronting the lane, others set back in grounds away from the lane’ (pg7).*

Page 10 sets out character groups of dwellings which are within Main Street which runs through the village. It states that ‘the character groups within the main street are considered as follows:

1. Early

2. 18th & 19 century
3. Inter-war- 1950s
4. 1960s – 21st century
5. 2000 – present day

National Planning Policy Framework:

Paragraph 117 of the NPPF states that “*planning policies and 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.*”

Paragraph 213 of the NPPF states that “*However, existing [development plan] policies should not be considered out-of-date simply because they were adopted or made prior to the publication of this Framework. Due weight should be given to them, according to their degree of consistency with this Framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given).*”

Concluding Assessment:

The proposed development on its own accords to the around 4 dwelling limit in LP2 of the CLLP. There is sufficient remaining housing growth (3 dwellings) in Osgodby. The proposal is within the developed footprint of Osgodby which is predominantly very linear in form and pattern but there is a rectangular cluster of buildings with differing uses which sit to the east and west of the northern section of Mill Lane. The application site is set within the boundaries of a 4 dwelling development given outline permission (137045) and reserved matters approval (138954) which replicated the cluster of buildings on the other side of Mill Lane. The proposal would introduce an additional back land dwelling onto the site between two of the dwellings approved in 137045 and 138954. These two dwellings have not been built to date but have extant permission due to the commencement of the frontage dwelling as witnessed at the officer’s site visit. Therefore the principle for housing development on the site has already been established by the outline permission (137045) and the commencement on site following the reserved matters approval (138954).

As stated the site already has permission for 4 dwellings and this proposal although an application in its own right for 1 dwelling will cumulatively introduce 5 dwellings within the same site.

Policy LP2 of the CLLP limits housing developments in small villages to around 4 dwellings not up to or a maximum of 4 dwellings. Policy 1 of the ONP takes a different approach and conflicts with the CLLP by limiting housing development proposals to up to 4 dwellings but is silent on proposals which propose more than 4 dwellings whether as a single proposal or cumulatively. The justification text in paragraph 7.6 of policy 1 differs to the policy text by stating a ‘*maximum of 4 dwellings per site in compliance with Policy LP2 of the CLLP*’. This is not correct as LP2 states around 4 dwellings.

Section 38 (5) of the Planning and Compulsory Purchase Act 2004 states that *'If to any extent a policy contained in a development plan for an area conflicts with another policy in the development plan the conflict must be resolved in favour of the policy which is contained in the last document'*.

The Osgodby Neighbourhood Plan was made on 2nd July 2018, whereas the Central Lincolnshire Plan was adopted on 24th April 2017. Therefore the most recent plan is the Osgodby Neighbourhood Plan.

The addition of a fifth dwelling on the site would therefore still accord with the dwelling number limit in LP2 of the CLLP but would conflict if taken on a cumulative basis with policy 1 of the ONP and a recommendation of approval would be a departure of the neighbourhood development plan. However, it is again reiterated that the ONP is silent on proposals which singularly or cumulatively propose 5 dwellings.

The submitted site plan 035/0149 P5 dated 2nd October 2019 demonstrates that the extant development for four dwellings was low in density with each plot having large rear garden spaces and plenty of off street parking. The dwelling in the application site will be positioned in a good sized plot of land between extant plots 3 and 4. This will still retain good separation between dwellings and provide acceptable amenity and off street parking facilities to all three plots. The introduction of the dwelling in this case will not lead to an overdevelopment of the site. In fact the dwelling will lead to a more efficient and effective use of land which has already been considered as an appropriate location for housing and benefits from planning permission for housing development.

It is important to acknowledge there are currently two other live planning applications (see planning history section) for respectively one (140160) and two (139839) dwellings in Osgodby. Therefore there are three planning applications totalling four proposed dwellings when only three dwellings remain. Local policy LP2 sets out and defines that once growth levels have been met any developments for housing will be required to demonstrate clear local community support. The evidence to demonstrate clear local community support must be submitted at the point of submission and cannot be accepted after submission. As described above at the time of submission Osgodby has remaining housing growth therefore no requirement for the community support evidence was required.

In the appeal decision in APP/N2535/W/19/3226219 (see history) the inspector recognised that the housing growth level in the settlement had been breached but concluded that the lack of harm caused by the development was of *"considerable significance in supporting the proposal as sustainable development."*

It is therefore considered that the development accords to Local Policy LP1, LP2, LP3 and LP4 of the CLLP but possibly conflicts with Policy 1 of the ONP which is the most up to date plan. The recommendation to approve is due to the development providing more effective and efficient use of the land within

the developed footprint which is considered a significant benefit of the development in accordance with the NPPF.

Visual Amenity

Local Policy LP17 of the CLLP states that *“To protect and enhance the intrinsic value of our landscape and townscape, including the setting of settlements, proposals should have particular regard to maintaining and responding positively to any natural and man-made features within the landscape and townscape which positively contribute to the character of the area”*

Local policy LP26(c) of the CLLP states that *“all development proposals must take into consideration the character and local distinctiveness of the area (and enhance or reinforce it, as appropriate) and create a sense of place. As such, and where applicable, proposals will be required to demonstrate, to a degree proportionate to the proposal, that they:*

c. Respect the existing topography, landscape character and identity, and relate well to the site and surroundings, particularly in relation to siting, height, scale, massing, form and plot widths;”

Policy 4 of the ONP states that *“development proposals will be supported providing their design and specification complement the established character of the village in which they are located as described in the Design Character Appraisal”*.

This application proposes to introduce a single storey 3 bedroom dwelling and detached double garage. The proposed dwelling and detached double garage will be approximately (in metres):

	Height	Width	Length
Dwelling	6.2	15.5	10
Garage	4	6.4	6

The application form states that the dwelling will be constructed from the same materials as approved for the dwellings in reserved matters approval 138954. These are:

- Traditional Welbourne Antique Brick
- Sandtoft Concrete Double Pantile Roof
- Cream UPVC Windows
- French Green/Pale Green Composite Doors (a Farrow and Ball type heritage colour)
- Cream Aluminium bi-folding doors
- Oak Post canopy with traditional lead roof.

This has further been confirmed in an email from the agent.

The proposed dwelling will be of similar design and appearance to the other approved dwellings on the overall site. The introduction of one more dwelling

will not lead to an overdevelopment of the site. The area is not designated as an area of special landscape quality or scenic beauty. The proposed dwellings will not be in clear view from Low Road.

The proposal would not have a harmful visual impact on the site, the surrounding area or the street scene and will accord to local policies LP17 and LP26 of the CLLP, policy 4 of the ONP and the provisions of the NPPF.

It is considered that policy LP17, LP26 and policy 4 are consistent with the design, character and visual amenity guidance (Chapter 12) of the NPPF and can be attached full weight.

Residential Amenity

No objections have been no objections received from neighbouring residents on residential amenity grounds.

At present the proposed single storey dwelling has a nearby neighbour approximately 45 metres to the north/north west (Almondbury). To the north west is a bungalow which is still under construction and to the east and west are plots of land with permission for two storey dwellings which to date have not commenced construction.

It is considered after taking account of all existing and future dwellings that the proposed dwelling will not harm the living conditions of existing or future neighbouring dwellings due to the separation distance and its single storey nature. The proposed dwelling has been positioned to ensure the approved two storey dwellings to the east and west will not have a harmful overbearing impact and the future occupants of the proposed dwelling will have acceptable external private space immediately outside their rear elevation. The development therefore accords to local policy LP26 of the CLLP, policy 4 of the ONP and the provisions of the NPPF.

It is considered that policy LP26 and policy 4 are consistent with the residential amenity guidance of the NPPF and can be attached full weight.

Highway Safety

The application proposes to use the existing vehicular access approved to access the four plots already approved in outline permission (137045) and reserved matters approval (138954). The layout of the site will include acceptable off street parking facilities and turning space to the front. The Highways Authority at Lincolnshire County Council have not objected to the proposal.

Therefore the development would not have a harmful impact on highway safety and accords to local policy LP13 of the CLLP, policy 4 of the ONP and the provisions of the NPPF.

It is considered that policy LP13 is consistent with the highway safety guidance of the NPPF and can be attached full weight.

Drainage

Foul Water:

The application form states foul water will be disposed to a mains sewer as demonstrated on foul drainage plan 035/0149 P5 dated 2nd October 2019. This is considered acceptable.

Surface Water:

Surface water is proposed to be discharged to a soakaway which as a form of sustainable urban drainage system is encouraged. However the method of how this will work has not been indicated and the suitability of the method for the site has not been justified through appropriate testing. It is considered that the method of surface water drainage is capable of being addressed by the use of a condition.

Therefore subject to conditions the development would not have a harmful impact on drainage and accords to local policy LP14 of the CLLP, policy 4 of the ONP and the provisions of the NPPF.

It is considered that policy LP14 is consistent with the drainage guidance of the NPPF and can be attached full weight.

Trees

There are no protected trees on or adjacent the site. However there are a modest group of fruit growing orchard trees within the site.

The Authority's Tree and Landscape Officer has not provided a comment on the application.

Paragraph 118 of the NPPF states that:

'When determining planning applications, local planning authorities should aim to conserve and enhance biodiversity by applying the following principles:

- if significant harm resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused'*

Local Policy LP21 states that:

'All development should:

- protect, manage and enhance the network of habitats, species and sites of international, national and local importance (statutory and non-statutory), including sites that meet the criteria for selection as a Local Site; minimise impacts on biodiversity and geodiversity; and seek to deliver a net gain in biodiversity and geodiversity'.*

Pages 139-142 of the Greater Lincolnshire Biodiversity Action Plan 2011-2012 describes the importance in retention of Traditional Orchards. It states that *'traditional orchards are defined as groups of fruit or nut trees planted on vigorous rootstocks at low densities in permanent grassland, and managed in a low intensity way'* and that they have declined 60% since the 1950's.

On investigation of the orchard maps on the peoples trust for endangered species ² the fruit trees on the site are not identified as a traditional orchard or a traditional orchard definition with marginal sites which are likely to still have wildlife value.

All of the fruit trees appeared to still be in place but they are not protected and could be removed by the land owner at any time without permission. Outline planning permission 137045 did not control the retention of the fruit trees by condition to inform the reserved matters approval but did advise that the layout should attempt to protect the presence of the fruit trees.

As the fruit trees can be removed without permission from the local authority it is considered that the removal of the trees is acceptable and the development would not have a harmful impact on protected trees and accords to local policy LP21 of the CLLP and the provisions of the NPPF.

It is considered that policy LP21 is consistent with the tree guidance of the NPPF and can be attached full weight.

Archaeology

No representations have been received from the Historic Environment Officer (HEO) at Lincolnshire County Council. However in outline planning application the HEO had no objections to housing development on the site.

Therefore the proposal would not have an archaeological harm and accords to local policy LP25 of the CLLP, policy 4 of the ONP and the provisions of the NPPF.

It is considered that policy LP25 and policy 4 are consistent with the heritage guidance of the NPPF and can be attached full weight.

Other Considerations:

Community Infrastructure Levy (CIL)

West Lindsey District Council adopted a Community Infrastructure Levy (CIL) which will be charged from 22nd January 2018. The development prior to commencement will be liable to a CIL payment.

Conclusion and reasons for decision:

The decision has been considered against policies LP1 A presumption in Favour of Sustainable Development, LP2 The Spatial Strategy and Settlement Hierarchy, LP3 Level and Distribution of Growth, LP4 Growth in Villages, LP10 Meeting Accommodation Needs, LP13 Accessibility and Transport, LP14 Managing Water Resources and Flood Risk, LP17 Landscape, Townscape and Views, LP21 Biodiversity and Geodiversity, LP25 The Historic Environment and LP26 Design and Amenity of the adopted Central Lincolnshire Local Plan 2012-2036 in the first instance and guidance contained within the National Planning Policy Framework and National Planning Practice Guidance.

² <https://ptes.org/get-involved/surveys/countryside-2/traditional-orchard-survey/orchard-maps/>

It is acknowledged that the proposed development may be a departure from the Osgodby Neighbourhood Plan but on assessment it is considered that the proposed development is acceptable as a sustainable development and would lead to a more effective and efficient use of land on a site which already has extant planning permission for four dwellings. The proposed development would not lead to any harms in terms of visual impact on the site or surrounding area, the living conditions of the neighbouring dwellings or have a harmful impact on highway safety, trees, archaeology and drainage. This is subject to satisfying a number of conditions.

Human Rights Implications:

The above objections, considerations and resulting recommendation have had regard to Article 8 and Article 1 of the First Protocol of the European Convention for Human Rights Act 1998. The recommendation will not interfere with the applicant's and/or objector's right to respect for his private and family life, his home and his correspondence.

Legal Implications:

Although all planning decisions have the ability to be legally challenged it is considered there are no specific legal implications arising from this report

Representors to be notified -

(highlight requirements):

Standard Letter **Special Letter** **Draft enclosed**

Conditions stating the time by which the development must be commenced:

1. The development hereby permitted must be begun before the expiration of three years from the date of this permission.

Reason: To conform with Section 91 (1) of the Town and Country Planning Act 1990 (as amended).

Conditions which apply or require matters to be agreed before the development commenced:

NONE

Conditions which apply or are to be observed during the course of the development:

2. With the exception of the detailed matters referred to by the conditions of this consent, the development hereby approved must be carried out in accordance with the following proposed drawings dated 2nd October 2019:

- 025/0149 – Dwelling and Garage Elevation and Floor Plans
- 035/0149 P5 – Site and Landscaping Plan

- 031/0149 P5 – Foul Drainage Plan

The works must be carried out in accordance with the details shown on the approved plans and in any other approved documents forming part of the application.

Reason: To ensure the development proceeds in accordance with the approved plans and to accord with the National Planning Policy Framework, local policy LP17 and LP26 of the Central Lincolnshire Local Plan 2012-2036 and policy 1 and 4 of the Osgodby Neighbourhood Plan.

3. No construction works above ground level must take place until details of a scheme for the disposal of surface water (including any necessary soakaway/percolation tests) from the site and a plan identifying connectivity and their position has been submitted to and approved in writing by the local planning authority. No occupation of the dwelling must occur until the approved scheme has been completed and retained as such thereafter.

Reason: To ensure adequate drainage facilities are provided to serve each dwelling, to reduce the risk of flooding and to prevent the pollution of the water environment to accord with the National Planning Policy Framework, local policy LP14 of the Central Lincolnshire Local Plan 2012-2036 and policy 4 of the Osgodby Neighbourhood Plan.

4. The dwelling must be completed in accordance with the materials listed below:

- Traditional Welbourne Antique Brick
- Sandtoft Concrete Double Pantile Roof
- Cream UPVC Windows
- French Green/Pale Green Composite Doors (a Farrow and Ball type heritage colour)
- Cream Aluminium bi-folding doors
- Oak Post canopy with traditional lead roof.

Reason: To ensure the use of appropriate materials in the interests of visual amenity and the character and appearance of the site and the street scene to accord with the National Planning Policy Framework, local policies LP17 and LP26 of the Central Lincolnshire Local Plan 2012-2036 and policy 4 of the Osgodby Neighbourhood Plan.

5. The proposed driveway and turning space must be constructed from a permeable material and completed prior to occupation of the dwelling. The use and permeable construction material must be retained as such thereafter.

Reason: To reduce the risk of flooding to the proposed development and future occupants to accord with the National Planning Policy Framework,

local policy LP14 of the Central Lincolnshire Local Plan 2012-2036 and policy 4 of the Osgodby Neighbourhood.

6. No occupation of the dwelling must occur until the foul drainage scheme identified on foul drainage plan 031/0149 P5 dated 2nd October 2019 has been completed and retained as such thereafter.

Reason: To ensure adequate drainage facilities are provided to serve each dwelling, to reduce the risk of flooding and to prevent the pollution of the water environment to accord with the National Planning Policy Framework, local policy LP14 of the Central Lincolnshire Local Plan 2012-2036 and policy 4 of the Osgodby Neighbourhood Plan.

Conditions which apply or relate to matters which are to be observed following completion of the development:

7. All planting and/or turfing comprised in the approved landscaping plan must be carried out in the first planting and seeding season following the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed, or become seriously damaged or diseased must be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation. The landscaping must be retained thereafter.

Reason: To ensure the landscaping is completed in accordance with the plan and to reinstate the removed hedging to the front of the site to accord with the National Planning Policy Framework, local policies LP17 and LP26 of the Central Lincolnshire Local Plan 2012-2036 and policy 4 of the Osgodby Neighbourhood Plan.