

**Delegated Report
Discharge of Conditions**

Planning Ref: 24/00423/DISCON
Applicant: Mr Michael Anderson
Ward: Burbage Sketchley & Stretton



Hinckley & Bosworth
Borough Council

Site: 9 Boyslade Road Burbage Hinckley

**Application to discharge Condition 3 (Materials) from planning application
23/00633/HOU (appeal ref: APP/K2420/D/23/3333531)**

Conditions and supporting details submitted to apply for the conditions to be discharged:

Condition 3

No development above damp-proof course level shall be carried out until details of the external wall and roof materials have been submitted to the Local Planning Authority, and approved in writing. The development shall be carried out using these approved materials.

C3 Materials Detail

C3 Plan WA 619 (04) 11 - Proposed Elevations Showing materials

Consultees / Assessed by:

Compliance & Monitoring Officer
Case Officer

Conclusion / Summary:

Condition 3

A palette of materials has been submitted which replicate those of the approved plan by the Planning Inspectorate. Whilst the Case Officer and I are of the opinion that some the materials are not in keeping with the surrounding area together with the design of the extension it is not felt that it will have a satisfactory appearance. However, the materials proposed consist of a brick to match the front elevation for the garage along with a grey bricks for the new rear extension and zinc specification for wall and roof cladding. As the extension is mainly to the rear and most of the front elevation is proposed to be the matching brick to the existing dwelling, the rear is well screened, and the Planning Inspector raised no issues with the materials in principle the LPA have no grounds to refuse the materials that are being proposed therefore the recommendation is for the condition to be discharged.

Officer Recommendations:

Condition 3 Materials – Discharge