

**Delegated Report
Discharge of Conditions**

Planning Ref: 24/00238/DISCON
Applicant: Mark Feechan
Ward: Burbage Sketchley & Stretton



Hinckley & Bosworth
Borough Council

Site: 323 Rugby Road Burbage Leicestershire

Application to discharge condition 3 (Materials - Elevations, boundary wall and Detached Garage) relating to application 23/01058/HOU

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

Condition 3

Notwithstanding the submitted details, no development above foundation level shall commence on site until representative samples of the types and colours of materials to be used on the external elevations of the dwelling, detached garage and boundary wall hereby permitted have been deposited with and approved in writing by the local planning authority, and the scheme shall be implemented in accordance with those approved materials.

Received 12 March 2024

C3 Roof Tile – Marley Plain Smooth – Grey

C3 Reclaimed Bricks

C3 Pinewood Timber Cladding (Treated with Silk Grey RAL 7044)

C3 Dry Cast Stone Sample Natural Stone Portico (Cills, Jams, headers) Portland White

C3 Smooth Render Brilliant White

C3 Timber Window Casements (Treated with Silk Grey RAL 7044)

C3 Garage and Front Door (black composite)

Consultees / Assessed by:

Compliance & Monitoring Officer

Conclusion / Summary:

Condition 3

Materials have been submitted and a desk assessment been made by the Councils Compliance & Monitoring Officer. It is proposed to use a reclaimed brick which its colour is mainly dark Reddy orange with darker coloured areas which are mostly smooth with some texture across the pallet. The type of bricks and colouring is in keeping with the character of the Leicestershire area and therefore acceptable. The front wall will also be used in the same material to provide consistency to the development's appearance overall. To compliment the bricks a Marley Plain Smooth grey tile will be used across the development together with timber cladding to the gables in silk grey to match the timber framed windows. White rendering will be used on the gables so that the cladding design are clearly distinguished. The features to the elevations are proposed to be a dry cast stone in Portland white which will also highlight the characteristics on the elevations. The proposed materials demonstrate that the development will have a high standard in appearance as quality materials and colours are proposed to be used to ensure that the development has a satisfactory appearance in the interests of visual amenity in accordance with Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

Officer Recommendations:

Condition 3 Materials Elevations, boundary wall and Detached Garage - Discharge