

**Delegated Report
Discharge of Conditions**

Planning Ref: 24/00729/DISCON
Applicant: Mr David Everton
Ward: Burbage St Catherines & Lash Hill



Hinckley & Bosworth
Borough Council

Site: 21 Sapcote Road Burbage Hinckley

Application to discharge conditions 3 (materials) and 6 (landscaping) relating to planning application 23/00135/FUL

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

Condition 3

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 dwellings 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 11 September 2024

(Carlton brick; off white render; timber cladding; Marley Edgemere Anthracite Roof Tile)

C3 Elevations for Materials C04A Bungalow

C3 Elevations for Materials C03B House

C3 & C6 Planting and Landscaping Layout BC/022 Rev C

Condition 6

No development shall take place beyond foundation level until a scheme of hard and soft landscaping works, including boundary treatments, for the site, including an implementation scheme, has been submitted in writing to and approved in writing by the local planning authority. The scheme shall be carried out in full accordance with the approved landscaping scheme. The soft landscaping scheme shall be maintained for a period of five years from the date of planting. During this period any trees or shrubs which die or are damaged, removed, or seriously diseased shall be replaced by trees or shrubs of a similar size and species to those originally planted at which time shall be specified in writing by the Local Planning Authority.

Received 11 September 2024

C3 & C6 Planting and Landscaping Layout BC/022 Rev C

Consultees / Assessed by:

Compliance & Monitoring Officer

Conclusion / Summary:

Condition 3

Elevation plans have been provided that detail what materials are proposed for the development. A Marley Edgemere Roof Tile in Anthracite is proposed together with, timber effect cladding, and off white render to the volume of the elevations with Carlton black brick work approx. .8 in height which gives a dark brown purple effect which will complement the proposed render and replicates the DPC of the previous bungalow and other dwellings along Sapcote Road which also have a different colour brick to this level and then render. The details provided 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) and Policy 2 of the Burbage Neighbourhood Plan (2021).

Condition 6

The proposed landscaping plan details existing hedge and shrub planting to remain at the front of the development with a resin bonded gravel to form the access and driveway, which ensures no loose materials to protect the public highway. Behind the existing shrub boundary will be a grassed area with tree planting and shrub beds and paving to the front entrance. The grass and patio material will continue to the rear of the garden where a native shrub hedge of 2m in height will create the boundary for the garden to the first plot with gates that meet the new shrub beds along the driveway. The driveway / access to the rear plot will continue to be bound resin and shrub planting along the driveway will continue past the gate. A pathway will lead from the bound resin driveway parking area to the rear where it will be used for the patio area. The rear is to be laid to lawn with an existing hedgerow to be retained for the boundary treatment to the west, north and northeast where it changes to existing 1.8m high timber fencing. Finally the plan confirms that all hard and soft landscaping will be completed prior to occupation which ensures it is completed in a timely manner. The front is a crucial focal point of the development and is beneficial to the developer maintaining the existing mature shrubs and trees on the site which demonstrates that the development will have a satisfactory external appearance in accordance with Policies DM4 and DM10 of the Site Allocations and Development Management Policies Development Plan Document (2016).

Officer Recommendations:

Condition 3 Materials - Discharge

Condition 6 Hard & Soft Landscaping - Discharge