

**Delegated Report
Discharge of Conditions**

Planning Ref: 23/01206/DISCON
Applicant: Mr Andrew Forsythe
Ward: Twycross Sheepy & Witherley



Hinckley & Bosworth
Borough Council

Site: Land Adj To Moores Arms 6 Orton Lane

**Application to discharge condition 2 (Materials) attached to planning permission
23/00005/REM**

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

Condition 2

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 hereby permitted have been deposited with and approve in writing by the local planning authority, and the scheme shall be implemented in accordance with those approved materials.

Received 13 December 2023

C7 Plot 4 Floor Plans Elevations for Proposed Materials 19/116E

Consultees / Assessed by:

Compliance & Monitoring Officer
Conservation Officer

Conclusion / Summary:

Condition 2 is a duplicate condition that was also detailed in the outline and has also been submitted for discharge on application 23/01205/DISCON. The submitted floor and elevation plan details a red facing brick, grey plain roof tiles, cream UPVC flush casement windows, a composite front door, and architectural detailing including segmental brick arches to fenestration and an eaves brick course. The details demonstrate that the proposed materials reflect traditional characteristics and surrounding context of built form thus ensuring that the development would have a satisfactory appearance in accordance with Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

Officer Recommendations:

Condition 2 Materials – Discharge