

**Delegated Report
Discharge of Conditions**

Planning Ref: 24/00321/DISCON
Applicant: Ms Elizabeth Taberer
Ward: Ambien



Hinckley & Bosworth
Borough Council

Site: Land Adjacent To 77 Roseway Stoke Golding

Application to discharge condition 11 (Materials) of planning application 23/01065/FUL

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

Condition 11

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 approved in writing by the local planning authority, and the scheme shall be implemented in accordance with those approved materials.

C11 Materials – Brick Wienerberger – Meadow Red Multi. Fluish Sash Windows, Grey smooth roof tile. Black guttering and downpipes.

Consultees / Assessed by:

Compliance & Monitoring Officer

Conclusion / Summary:

Condition 11

A soft red/orange smooth brick has been proposed with a complimentary smooth grey roof tile, sash upvc windows and black drain guttering and downpipes. The materials will lead well into the new development adjacent to the proposal and demonstrates that the the dwelling will have 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 SG16 of the Stoke Golding Neighbourhood Plan (2022).

Officer Recommendations:

Condition 11 Materials – Discharge