

**Delegated Report
Discharge of Conditions**

Planning Ref: 23/00765/DISCON
Applicant: Grace Holcroft
Ward: Twycross Sheepy & Witherley

Site: 20 Ormes Lane Ratcliffe Culey Atherstone



Hinckley & Bosworth
Borough Council

**Application to discharge condition 3 (materials) attached to planning permission
23/00494/HOU**

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 extensions and alterations 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.

C3 Application Form – Received 4 August 2023

**Brick – Wienerberger Oast Russet
Marley Modern Slate Grey Flat Roof Tile
Windows and doors Silver grey UPVC**

Consultees / Assessed by:

Compliance & Monitoring Officer

Conclusion / Summary:

Condition 3

An Oast Russet brick is popular brick in the rural areas of the Borough and will sit well on Ormes Lane Ratcliffe Culey as there are already a mix of red bricks and rendered properties within the vicinity of the development. The brick appears an overall red colouring with lighter aspects on some together with a darker red brick within the pallet to break up the overall appearance. The bricks are slightly textured which with this and the colouring gives a rural/cottage appearance. A grey tile will complement the development along with grey/silver UpVC windows and doors giving a contemporary façade. The details demonstrate 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 – Discharge