

**Delegated Report
Discharge of Conditions**

Planning Ref: 23/00984/DISCON
Applicant: Mr D Jones
Ward: Ratby Bagworth And Thornton

Site: Ashleigh Merrylees Road Thornton



Hinckley & Bosworth
Borough Council

Application to discharge condition 3 (Materials) on planning application 23/00659/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 triple garage and front 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 9 October 2023

C3 Materials – RAL 9005 (Windows)

**C3 Samples: Wienerberger Trentino
New quarried Welsh blue / grey**

Consultees / Assessed by:

Planning Officer

Conclusion / Summary:

Condition 3

A sample of the proposed brick and tile to be used for the development have been assessed by the Planning Officer that dealt with the application. Whilst the approved elevation plans details a Hawkins clay tile, they have proposed a fake slate roof tile, which will still create a slate effect and is not significant due to the development being set back from the highway. The proposed brick is Wienerberger Trentino which is a textured brick, mainly red in colour but with lighter and darker elements giving an acceptable overall appearance that is in keeping with the characteristics of the area together with Spectrum Architectural Glazing in RAL 9005 for the windows which will provide a modern element to the development. The details ensure that the development in our opinion will have a satisfactory appearance in the interests of visual amenity in accordance with Policies DM4 and DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

Officer Recommendations:

Condition 3 Materials - Discharge