

**Delegated Report
Discharge of Conditions**

Planning Ref: 23/00555/DISCON
Applicant: Miss Katie Stanyard
Ward: Ambien



Hinckley & Bosworth
Borough Council

Site: Land At Wykin Lane Stoke Golding

**Application to discharge conditions 13 (Levels) attached to planning permission
22/00595/CONDIT (19/01324/OUT - APP/K2420/W/20/3262295))**

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

Condition 13

No development shall commence until the existing and proposed ground levels of the site and proposed finished floor levels have been submitted to and agreed in writing by the Local Planning Authority. The development shall then be implemented in accordance with the approved details.

C13 Levels Strategy - Drg No. E1189-ENG-1051 – Received 13 October 2023

Consultees / Assessed by:

Compliance & Monitoring Officer

Conclusion / Summary:

Condition 13

A desk assessment has been made on the level's strategy plan submitted to the LPA on 13 October 2023. The plan details existing levels of the site and contours, the proposed levels and finished floor levels. To the north of the site which is adjacent to existing properties, the existing and proposed levels to the gardens remain either the same or have minimal change. The finished floor levels to these plots will ensure that the development will have similar heights and not overbearing on the existing dwellings. The remaining levels on the site follow the lower contours towards the southeast with no significant changes in levels across the site and to Wykin Lane. The LPA is of the opinion that the proposed levels will provide 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 SG15 of the Stoke Golding Neighbourhood Plan (2022).

Officer Recommendations:

Condition 13 Levels – Discharge