

**Delegated Report
Discharge of Conditions**

Planning Ref: 24/00763/DISCON
Applicant: Ms Esther Wiles
Ward: Burbage Sketchley & Stretton



Hinckley & Bosworth
Borough Council

Site: Land Off Sketchley Lane Burbage

**Application to discharge conditions 9 (Materials) on Appeal Decision
APP/K2420/W/22/3301735 relating to planning application 21/01131/OUT**

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

Condition 9

No development shall commence until representative samples of the types and colours of materials to be used on the external elevations of the proposed dwellings and garages have been deposited with and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

C9 Materials Plan TGDP-SG-BH-MP-1 Rev J - Received 7 August 2024

Received 20 August 2024

C9 Materials Ibstock Balmoral

C9 Materials Ibstock Welbeck Autumn Antique

C9 Ibstock Mercia Orange Multi

Consultees / Assessed by:

Case Officer

Compliance & Monitoring Officer

Conclusion / Summary:

Condition 9

Following receipt of physical samples, the developer is proposing 3 types of brick being the Ibstock balmoral, Welbeck Autumn Antique and the Mercia Orange Multi. Each brick type has a unique colouring and texture but are predominantly orange / red colours, which represent the Leicestershire area for house materials. A mix of 3 roof tiles is also proposed in slate grey, brown and terracotta which all have a thin leading edge which will enhance their appearance. With the mixture of partly rendered properties the pallet will give a variety of materials across the development with ivory windows instead of traditional white will compliment the design and colouring of the elevations, with slate blue doors and garages where applicable giving the development a contemporary element to the appearance. The main facing brick will be used for brick heads and dental detailing. A layout plan of the materials has also been submitted which demonstrates that a mix of the proposed materials is provided across the site together with corner properties to be rendered to create feature points throughout the development site.

The LPA is of the opinion that the developer is providing a satisfactory mix of materials and appropriately proportioned on the development to ensure 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 Recommendation:

Condition 9 Materials – Discharge