

**Delegated Report
Discharge of Conditions**

Planning Ref: 23/00480/DISCON
Applicant: Mr Thomas Wilson
Ward: Cadeby Carlton M Bosworth & Shackerstone



Hinckley & Bosworth
Borough Council

Site: 16 Beckett Avenue Market Bosworth Nuneaton

Applicaiton to discharge conditions 3 (Materials), 4 (Levels) and 5 (Waste and Recycling) of planning application 23/00109/FUL

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 dwellings hereby permitted have been deposited with and approved in writing by the local planning authority. The scheme shall be implemented in accordance with those approved materials.

**Received 3 July 2023
C3 Lydiate Red Multi**

**Received 15 May 2023
Application Form detailing Redland Grovebury Roof Tile – Rosemary Red**

Condition 4

No development shall commence on site until such time as 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 approved proposed ground levels and finished floor levels shall then be implemented in accordance with the approved details.

**Received 3 July 2023
C4 & C5 A002d Site Plans
C3 & C5 A003c Landscaping Plan**

Condition 5

No development above floor plate level shall take place until a scheme makes adequate provision for waste and recycling storage of containers and collection across the site which has been submitted to and approved in writing to the Local Planning authority. The details should address accessibility to storage facilities and confirm adequate space is provided at the adopted highway boundary to store and service wheeled containers.

**Received 3 July 2023
C4 & C5 A002d Site Plans
C3 & C5 A003c Landscaping Plan**

Consultees / Assessed by:

Waste & Recycling
Compliance & Monitoring Officer

Conclusion / Summary:

Condition 3

A light orange / red brick has been proposed to the elevations to the property, which have a slight detail of variation in colour across the pallet with a small amount of texture together with a red roof tile. The brick and roof tile are similar to existing properties in the area of the development. This demonstrates that the development 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 CE1 of the Market Bosworth Neighbourhood Plan 2014-2026.

Condition 4

A plan shows a datum point of 0 and the development proposed ground levels will be slightly higher together with the finished floor level to the dwelling. As the ground level and datum are similar the details demonstrates that the proposed levels will have minimal impact on the street scene or neighbouring properties and therefore will provide the development with a satisfactory appearance in the interests of visual amenity to accord with Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016) and Policy CE1 of the Market Bosworth Neighbourhood Plan 2014-2026.

Condition 5

A plan has been provide that details a designated storage area for the waste and recycling at the rear of the property together with an allocated area for waste collection to the front of the property on the relevant collection days. The details ensure that the bin storage on site is not detrimental to the street scene and overall design of the scheme and is in accordance with the Waste & Recycling Policy to enable collection in accordance with Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

Officer Recommendations:

Condition 3 Materials – Discharge

Condition 4 Levels – Discharge

Condition 5 Waste & Recycling – Discharge