

Hinckley & Bosworth Borough Council

Town and Country Planning Act 1990 (as amended) Discharge of Conditions

DoC Decision Notice Condition Discharged

Mr and Mrs Hill
Belchers Cottage
Ibstock Road
Nailstone
Ibstock
Leicestershire
LE67 6PW

Details of Application:

Application Ref: 25/00235/DISCON
Proposal: Application to discharge conditions 2 (materials) and 6 (landscaping) attached to planning permission 22/01182/REM
Location: Belchers Cottage, Ibstock Road, Nailstone

The conditions and supporting details submitted to apply for the discharge of conditions:

Condition 2

No development above ground level shall commence until full details of the finishing materials to be used on the external elevations of the proposed dwelling are submitted to, and agreed in writing by, the local planning authority.

Reason: To ensure that the development has a satisfactory external appearance in accordance with Policy DM4 and DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

Condition 6

The development hereby permitted shall not be occupied until a scheme of hard and soft landscaping works, including boundary treatments, for the site, including an implementation scheme, has been submitted in writing to and approved in writing by the local planning authority. The landscaping scheme shall be in broad accordance with the approved 'Proposed Site Layout Drg No. HMD/PD/0489/01 Rev B'. Full details of all soft landscaping including the species of all plants shall be submitted as part of the soft landscaping scheme. Therefore the soft landscaping scheme shall be maintained for a period of five years from the date of planting. During this period any trees or shrubs which die or are damaged, removed, or seriously diseased shall be replaced by trees or shrubs of a similar size and species to those originally planted at which time shall be specified in writing by the Local Planning Authority.

Reason: To safeguard the character and appearance of the area and countryside and to ensure that the landscaping work is carried out within a reasonable period and thereafter maintained in accordance with Policy DM4 and DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

Consultees:

Nil.

Summary:

Condition 2

The red facing brickwork and monocouche render in off-white are consistent with the material finishes of neighbouring Belchers Cottage. The use of plain roof tiles and double-glazed casement windows is generally consistent with dwellings in the surrounding area. The roof tile finish 'Staffordshire Blue' and black windows and doors are a point of difference compared to surrounding dwellings, but would not be inappropriate given that other dwellings fronting Grange Road have notably varied roof, window and door colour finishes. The proposed materials demonstrate 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).

Condition 6

The hard landscaping surrounding the dwelling is to be given slab paving to create patio and pedestrian access areas. The garden areas to the side and rear of the dwelling are otherwise to be retained as grass. The same paving is to be used for the bin storage area beside the driveway. The driveway is surfaced with black tarmac at the access point and Breedon Golden Amber self-binding gravel on all remaining driveway areas, with a 0.5m wide cobblestone threshold strip marking the material transition. An existing section of hedgerow and two existing trees are proposed to be removed adjacent the access point to facilitate access and the bin storage area. An existing tree is to be retained forward of the hedge adjacent Grange Road.

New native hedgerow to 1.2 metres high is to be planted to the rear of the dwelling, providing delineation between the new dwelling and Belchers Cottage. To the north-east of the dwelling along the driveway 1.8m high close boarded fencing is proposed to create privacy between the driveway area and the dwelling. Eight new trees are proposed to be planted surrounding the dwelling comprising a mix of Blackthorn 'Prunus spinosa', Prunus 'Sunset Boulevard' and Carpinus Beltus 'frans fontaine'. The planting layout includes two trees adjacent Grange Road and a cluster of three trees providing visual coverage adjacent the Grange Road and Ibstock Road intersection. Two further trees provide separation between the vehicle entrance and the dwelling, and a final tree is located toward the rear adjacent the driveway to Belchers Cottage.

Existing hedgerow adjacent Grange Road and Ibstock Road as well as along the north-eastern side boundary is to be retained which will preserve privacy and provide a soft appearance from public areas. New hedgerow is proposed along Ibstock Road to extend the existing hedgerow and to formally close the former access to Belchers Cottage from Ibstock Road. The new hedgerow forward of Belchers Cottage will be backed by close boarded fencing to ensure access from this point is prevented prior to the maturation of the hedgerow.

The hard and soft landscaping is to be completed prior to occupation of the dwelling. The details demonstrate that the development will have appropriate boundary treatments with soft landscaping to ensure that the development has a satisfactory external appearance in accordance with Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

The details submitted are **ACCEPTABLE** and the condition is hereby **FULLY DISCHARGED**, subject to all works being carried out strictly in accordance with the full terms of the conditions.

Date: 4 July 2025

A handwritten signature in black ink that reads "C. Brown".

Christopher Brown MRTPI
Head of Planning