

**Delegated Report
Discharge of Conditions**

Planning Ref: 24/00808/DISCON
Applicant: Stuart Wileman
Ward: Earl Shilton



Hinckley & Bosworth
Borough Council

Site: The Cottage Elmesthorpe Lane Earl Shilton

Application to discharge C3 (Materials) C6 (Landscaping) C7 (Ecological Enhancement) C8 (Waste and Recycling) attached to planning permission 22/01018/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, and the scheme shall be implemented in accordance with those approved materials.

Additionally, prior to the commencement of development above foundation level, details outlining:

- The brick bond and course
- The reveal depth of windows and main door
- The style, colour and manufacturer of windows and doors
- The colour and materials of rainwater goods

Shall be deposited with and approved in writing by the local planning authority, and the scheme shall be implemented in accordance with these approved details.

C3 Materials Schedule - Reclaimed Cheshire Wire Cut & Original Bricks Flemish brick bond - Painswick Green UPVC Composite Doors and windows with a depth of 100mm - Cills Sandstone, Marley Ashmore (Style of windows, door, bricks and tile shown by images in schedule). Black Rain goods Victorian style

Received 12 December 2024

C3, C6, C7 & C8 Landscape, Boundaries and Insect Brick and Material Detail (site plan)

Condition 6

No development above foundation level shall take place 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 scheme shall be carried out in full accordance with the approved landscaping scheme. 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 are 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 by the Local Planning Authority.

Received 12 December 2024

C3, C6, C7 & C8 Landscape, Boundaries and Insect Brick and Material Detail (site plan)

Condition 7

Prior to the first occupation of the dwelling hereby approved, details regarding the location and specification of one bat box, one bird box and one insect brick to be incorporated into the dwelling hereby approved, shall be submitted to and approved in writing by the local planning authority. This shall include photos showing the boxes/brick in situ. Thereafter the boxes/brick shall be retained in perpetuity.

C7 Insect Brick Detail – Received 17 November 2024 (superseded)

C7 Bat Box Location – Received 22 August 2024

C7 Bat Box Design – Received 4 September 2024

Received 12 December 2024

C3, C6, C7 & C8 Landscape, Boundaries and Insect Brick and Material Detail (site plan)

Condition 8

No development above foundation 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 12 December 2024

C3, C6, C7 & C8 Landscape, Boundaries and Insect Brick and Material Detail (site plan)

Consultees / Assessed by:

LCC Ecology

HBBC Waste Management

Conservation Officer

Compliance & Monitoring Officer

Conclusion / Summary:

Condition 3

A materials schedule details to use existing bricks and a closest match of a reclaimed cheshire wired brick with a Flemish brick bond. Window cills will be sandstone as per the original building. Windows are to represent farmhouse window style with bars in the colour of Painswick green UPVC, together with the Composite door also being of a traditional style farmhouse door, small top middle window, traditional black door knocker & letter box with the vertical wood effect and windows also in Painswick green where all windows and doors will be set back. A Marley Ashmore slate coloured tile is proposed which is a tile that has an appearance of 2 tiles on one tile giving a clay tile effect in anthracite/slate grey and complimentary black rainwater goods Victorian style. The materials proposed will enhance the design of the dwelling using quality materials to ensure it has a satisfactory appearance in the interests of visual amenity and the conservation of historic and architectural interest, in accordance with Policies DM10, DM11 and DM12 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016) and Policy 22 of the Earl Shilton and Barwell Area Action Plan (2014).

Condition 6

A plan shows hard bound surfacing to the driveway, with a patio around the dwelling which leads on to grass in the garden area. The residential curtilage will be defined with a post and rail fencing with a 5-bar gate for access to maintain the land at the rear. The post and rail fencing will be complimented with a native hedge. A 1.2m fence has been approved to

the front of the development which creates the garden boundary where a laurel hedge to the front will be planted to create a soft appearance and similar to the front gardens of existing dwellings. A brick return wall is detailed to the opposite side of the dwelling which adequately secures the amenity space. The front of the house will remain open and the immediate outdoor area to the rear will be patio area with the remaining being grassed with together with existing trees. Existing boundary treatments will remain to the West and Northwest. The hard and soft landscaping will be completed prior to occupation of the dwelling so it is completed in a timely manner. The details ensure that the development will have a satisfactory external appearance which retains the function of the Green Wedge at the rear of the site in accordance with Policy 6 of the Core Strategy (2009), Policies DM4 and DM10 of the adopted Site Allocations and Development Management Policies DPD (2016) and Policy 22 of the Earl Shilton and Barwell Area Action Plan (2014).

Condition 7

The design and location of the bat boxes have been provided that LCC Ecology advised are acceptable. An insect brick has been proposed within the boundary wall of the development which is also acceptable as it doesn't encourage the risk of bees/wasp's nests within the dwelling cavities. The proposed details will assist in enhancement of the biodiversity potential and the protection of species in accordance with Policy DM6 of the adopted Site Allocations and Development Management Policies DPD (2016).

Condition 8

Bin storage will be located at the back of the driveway to the development and then shows that on collection days will be brought to the highway. The details satisfy both our Waste and Recycling Policy and ensure that the bin storage on site is not detrimental to the street scene and overall design of the scheme in accordance with Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016) and Policy 22 of the Earl Shilton and Barwell Area Action Plan (2014).

Officer Recommendations:

Condition 3 Materials - Discharge

Condition 6 landscaping - Discharge

Condition 7 Ecological Enhancement - Discharge

Condition 8 Waste & Recycling - Discharge