

**Delegated Report
Discharge of Conditions**

Planning Ref: 24/00990/DISCON
Applicant: Mrs Rebecca Rumble
Ward: Ambien



Hinckley & Bosworth
Borough Council

Site: 36 Station Road Stoke Golding Nuneaton

Application to discharge Condition 3 (Landscaping) and 4 (Materials) of planning application 23/00807/HOU

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

Condition 3

The development hereby permitted shall not be occupied until such time as details of the hard and soft landscaping and boundary treatments are submitted to and approved by the Local Planning Authority.

Received 11 December 2020

C3 & C4 Landscaping Existing Boundaries ~Skex 01

C3 & C4 Landscaping Materials & Boundaries ~Skex 02

C3 & C4 Landscaping Materials ~Skex 03

Received 29 October 2024

C3 & C4 Landscaping and Materials

Condition 4

The development hereby permitted shall not be occupied until such time as details of the materials for the construction and external elevations of the extensions are submitted to and approved by the Local Planning Authority.

Received 11 December 2020

C3 & C4 Landscaping Existing Boundaries ~Skex 01

C3 & C4 Landscaping Materials & Boundaries ~Skex 02

C3 & C4 Landscaping Materials ~Skex 03

Received 29 October 2024

C3 & C4 Landscaping and Materials

Consultees / Assessed by:

Conservation Officer

Compliance & Monitoring Officer

Conclusion / Summary:

Condition 3

Supporting details submitted show existing landscaping to be retained in particular the driveway, the garden being predominantly grassed with all boundaries to remain which are the existing hedges to the site. There is a gate at the end of the driveway to the dwelling will also be retained. New decorative stone will be used to the immediate driveway from the existing gate to the dwelling with Kandla Grey Indian edging stones as detailed on Skex01, together with a new flanked Buxus box hedge along either side of the property driveway creating a satisfactory driveway / access to the dwelling with appropriate additional soft

landscaping creating a softer appearance. The paving area to immediate entrance to the property and the rear patio to the rear will also be Kadlan Indian Stone where the patio is raised will be the retaining wall with glass balustrades and steps leading to the grassed garden area. The details demonstrate that many of the original landscaping features will remain and that additional landscaping will enhance the appearance of the dwelling with both hard and soft landscaping materials which will ensure that the character and appearance of the Stoke Golding Conservation Area and the setting of the registered Battle of Bosworth Field is preserved, in accordance with Policies DM1, DM10, DM11 and DM12 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

Condition 4

Staffordshire blue bricks will be used for the DPC. The existing render will be stripped and the whole house will be re-rendered in chalkey 1mm by Johnstone's which will ensure that the appearance of the elevations with the proposed materials will be consistent. Windows are to be Georgian / cottage style to the front elevation by Phoenix in white upvc. The rear windows are proposed to be A frame with bi-folds doors which will be aluminium in anthracite grey. The roof is proposed to be natural Spanish slate grade one Contessa tiles which will be used on all of the roof to ensure that the development has a consistent appearance to the roof. Date stones are to be included in the elevations of when the house was originally built and for the extension and renovations. The details have been assessed by the Councils Conservation Officer who has advised that they quality selected materials and designs that replicate some of the characteristics of the area which demonstrates that they will preserve the appearance of the Stoke Golding Conservation Area and the setting of the registered Battle of Bosworth Field, in accordance with Policies DM1, DM10, DM11 and DM12 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

Officer Recommendations:

Condition 3 Landscaping – Discharge

Condition 4 Materials – Discharge