

**Delegated Report
Discharge of Conditions**

Planning Ref: 23/00379/DISCON
Applicant: Mr Paul Eaves
Ward: Ratby Bagworth And Thornton



Hinckley & Bosworth
Borough Council

Site: 45 Main Street Bagworth Coalville

Application to discharge C3 (materials), C4 (landscaping, C5 (levels) attached to planning permission 21/00936/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.

Received 19 April 2023

C3 Samples of External Materials

(Smooth Grey Marley Ashmore and Westcliffe Multi Brick)

Condition 4

No development 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 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.

Received 19 April 2023

C4 Proposed Site Plan Drg Mo B21/11/RS01 (Hard and Soft Landscaping)

Received 4 July 2023

C4 Implementation

Condition 5

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 development shall then be implemented in accordance with the approved details.

Received 4 July 2023

C5 Levels Plan

Consultees / Assessed by:

Compliance & Monitoring Officer

Conclusion / Summary:**Condition 3**

A Materials schedule has been provided which detail a smooth grey tile and a Westcliffe Multi brick. The Westcliffe multi is a light textured overall red brick with some variances in colour tone throughout the pallet. Main Street Bagworth has various materials used throughout the street scene predominantly red brick and rendered properties with a mix of roofing materials. The proposed Westcliffe Multi will provide an acceptable appearance to the new dwelling being of similar colour to those properties in the area together with a grey roof tile which will complement the development. The LPA are satisfied in their opinion that the details 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 4

A hard and soft landscaping plan has been provided that confirms that the rear boundary will remain as an existing timber fence and a new 1.8m fence will be used to separate the garden areas each side of the development and either joining the existing fence to the adjacent property and to the right of the development, it will join the existing hedge to the front of the property with the rear being laid to lawn. The frontage to the new dwelling will be two areas laid to law with low level shrubs planted to the front (planting bed C) with slabs creating a pathway to the property which continue around the property and create a patio to the rear. The parking areas are proposed to be block paved with a grassed area to the side of the rear access. All hard and soft landscaping is to be implemented prior to occupation of the dwelling. The LPA are satisfied that the details provided demonstrate that the development will have a satisfactory external appearance within the street scene by providing hard and soft landscaping in accordance with Policies DM4 and DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

Condition 5

A levels plan has been provided that shows the finished floor level to the property and the existing and proposed levels across the site. The rear of the property will remain as existing with a slight change to the finished floor levels being lower than the adjacent property. The LPA is of the opinion that there is minimal level change with no significant impact to the neighbouring properties or the street scene which will ensure that the development has a satisfactory appearance and 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 Recommendations:

Condition 3 Materials – Discharge

Condition 4 Landscaping – Discharge

Condition 5 Levels – Discharge