

Approval of details reserved by a condition (discharge)

at

30 Bath Road
Emsworth
Hampshire
PO10 7ER

Helyer Davies Architects have been appointed by a private client to apply for the approval of details reserved by a condition (discharge) application with relation to the previously approved works at 30 Bath Road, Emsworth, PO10 7ER.

Planning Permission

Planning permission was granted by Havant Borough council, for the below works on site at 30 Bath Road.

Reference	– APP/22/01185
Proposal	– Proposed replacement outbuilding following demolition of existing boat store, alterations to existing dwelling including rear dormer window and replacement rooflights to loft.
Decision	– Permission Granted
Decision date	– 14 th April 2023

Condition 3:

Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and / or a full specification of the cladding materials to be used externally on the dormer to the rear roof slope and the outbuilding have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Only the materials so approved shall be used, in accordance with any terms of such approval.

(Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.)

Proposed Material

The external material for the replacement outbuilding, and the proposed dormer to the rear roof slope is to be – Scotting Larch cladding / Scotlarch® in Off Sawn finish (uncoated).



Figure 1: Scotlarch® material sample sourced from www.russwood.co.uk

This scotting larch cladding has been specified for the replacement outbuilding, as it has been designed to reflect the materiality of the existing boat store. It will be uncoated and left to weather naturally. As it is in the 'Off Sawn' finish (uncoated), in time the cladding will turn a silver/grey colour, which will blend in with neighbouring outbuildings, and leave the clients with a low-maintenance, high quality finish.

As the rear dormer to the loft bedroom is also positioned away from view of the wider Conservation Area, it has been designed to be finished with the Scottish larch cladding to match. As indicated on the proposed drawings (under APP/22/01185), both the outbuilding and dormer will be clad vertically, to give a contemporary appearance.

(Please also note that timber cladding within 1m of the site boundary is to be treated with fire retardant coating to meet the requirements of Building Regulations - Approved Document B, such as 'Burnblock' treatment. This will not affect the colour/tone of the cladding.)