



Application Number: APP/14/00590

RESPONSES
CONDITIONS OF PLANNING APPROVAL

10 March 2015

CONDITION 2

Appearance of the property, having due regard to Policies of the Havant Borough Local Plan 2011:

RESPONSE

External facing and roofing materials are as below and have been chosen to accord with the local and national policies for the reasons given.

1. Facing Brickwork

Red stock bricks: FLB Rural Multi Facings.

The same brick has been selected for the dwelling and for the boundary walls. Special bricks, such as for the plinth cappings and the free-standing wall copings may be of complimentary plain red bricks.

This brick has been chosen for the following reasons...

- Similar stock multis are used within the nearby conservation area and the surrounding area.
- The colour will blend with the bricks of neighbouring dwellings.
- It is manufactured locally at the Freshfield Lane brickworks in West Sussex.
- It is a high quality brick, being strong and durable and having low water absorption.

A sample is supplied but please be aware that because of the traditional manufacturing process there is variability between individual bricks. Ref Manufacturer's webpage... <http://www.mbhplc.co.uk/products/rural-multi-facing>.

2. Roof Tiles

Clay plain tile, single camber: Marley Eternit Acme Mixed Brindle.

A sample is supplied.

This tile has been chosen for the following reasons...

- Red-brown colour is similar to the original colour of the existing concrete tiled roof.
- The tile is expected to have a long lifespan and maintain its original subtle colour variation.
- Environmental credentials, with independent carbon certification, a 'very good' rating under the BES 6001 Responsible Sourcing standard and an A+ rating in the BRE Green Guide to Specification.
- High strength and durability.
- Low water absorption minimises growth of moss and algae, for low maintenance.

3. Render Finish

A through-coloured render system. Colour: white.

This render system has been chosen the following reasons...

- To blend with the rendered finish of neighbouring dwellings.

- Crack resistance, weather protection and a durable long-lasting finish and low maintenance.

In summary, the external facing and roofing materials have been chosen to be generally similar in appearance to the existing property, but to be of higher quality and better durability, and to blend with adjacent properties as well as more traditional building in the wider local area.

CONDITION 3

Ground and floor levels, having due regard to Policies of the Havant Borough Local Plan 2011:

RESPONSE

Please refer to enclosed Design Drawing 13005/08, GA Section 01.

This drawing shows the finished level of the ground floors of the proposed building relative to the existing ground level and that the proposed surrounding ground level is the same as the existing ground level. The replacement bungalow will occupy the same position as the existing bungalow.

CONDITION 4

To safeguard the amenities of the locality, having due regard to Policies of the Havant Borough Local Plan 2011:

RESPONSE

Please refer to Planning Application Drawing AP 10.03 and pictures 2 & 3 on AP 20.1. already in your possession but copies enclosed for reference.

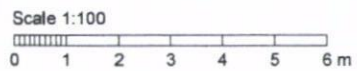
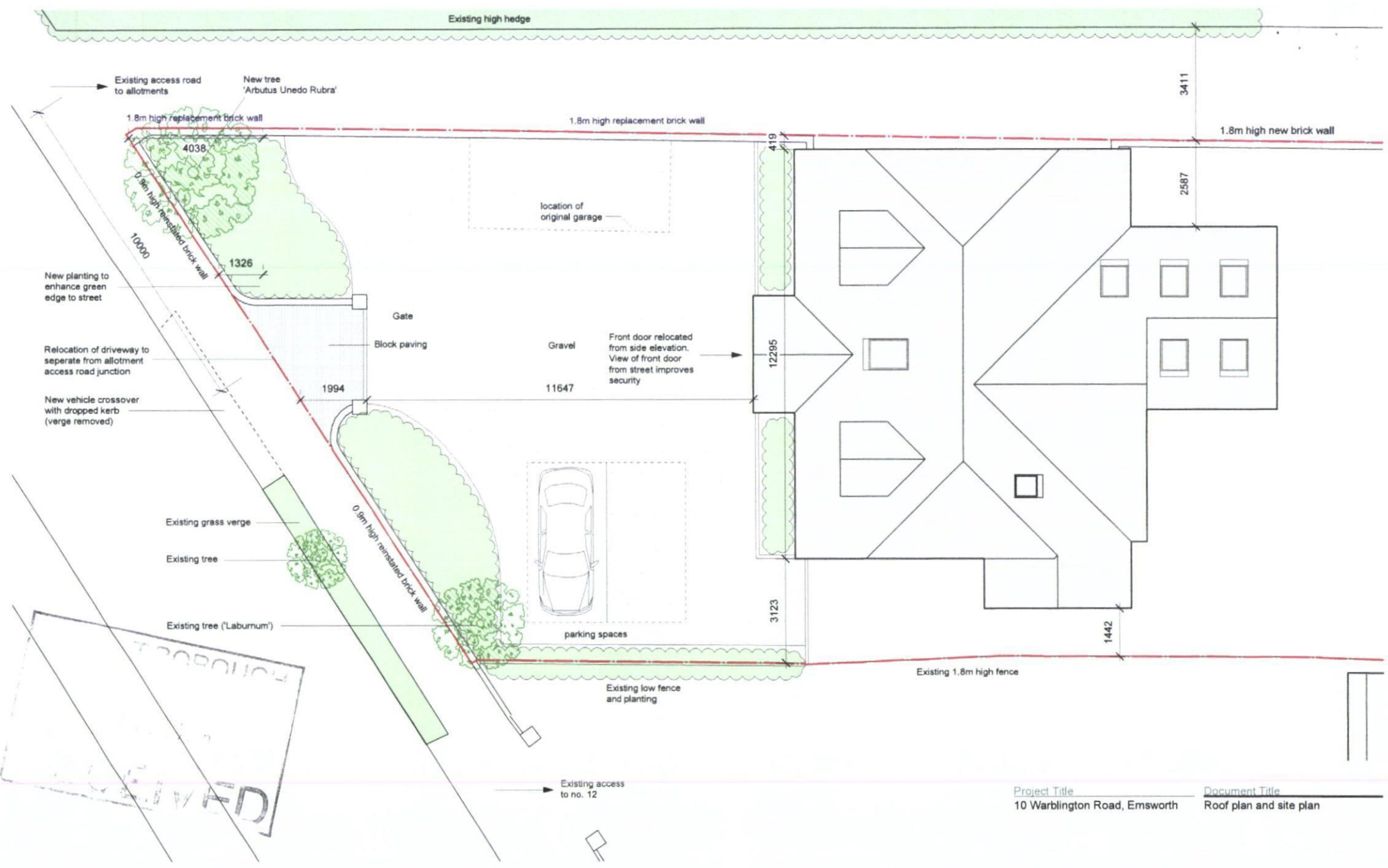
1. Alignments. All are as shown on the above drawing.
2. Types. All are as shown on the above drawing.
3. Heights. All are generally as shown on the above drawing. Please note however that the section of straight wall to the north of the building and bordering the pavement is shown as 900mm high. This was intended to show the maximum height. The existing wall has collapsed to a current height of 200mm. The intention is for the exact finished height to have the optimum appearance in conjunction with the existing, mature hedge behind, and may be less than but not greater than 900mm in keeping with the heights of neighbouring walls. The existing mature hedge bordering the pavement will be retained, except for the new driveway entrance. This hedge is composed of mainly evergreen shrubs as shown in picture 2, and the new planting to the east of the new entrance will be to match.
4. Construction Materials. Walls: Red stock bricks: FLB Rural Multi Facings. The same brick has been selected for the boundary walls as for the dwelling, see above. Wall copings and detailing may be of complimentary plain red bricks. The existing 1.8m east boundary wall, half brick thickness, is of poor quality bricks and is part painted and spalling. The replacement 1.8m high wall will be one brick thick, having the bond and half-round capping as many of the free-standing walls within the Emsworth conservation area and beyond.

CONDITION 6

To ensure that the development is carried out in accordance with Policy CS 14 (Sustainable Homes) of the Havant Borough Local Plan 2011:

RESPONSE

Please refer to enclosed Design Stage Report reference 0280, if required.



Project Title		Document Title	
10 Warblington Road, Emsworth		Roof plan and site plan	
Scale	Drawn by	Status	
1:100 at A3	JF	Planning	
Date	Checked	Drawing Number	Rev
21.09.13		AP 10.03	B

AP 20.0 PICTURE 3.

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COUNCIL
12 MAR 2015
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EXISTING BUNGALOW



AP 20.01 PICTURE 2

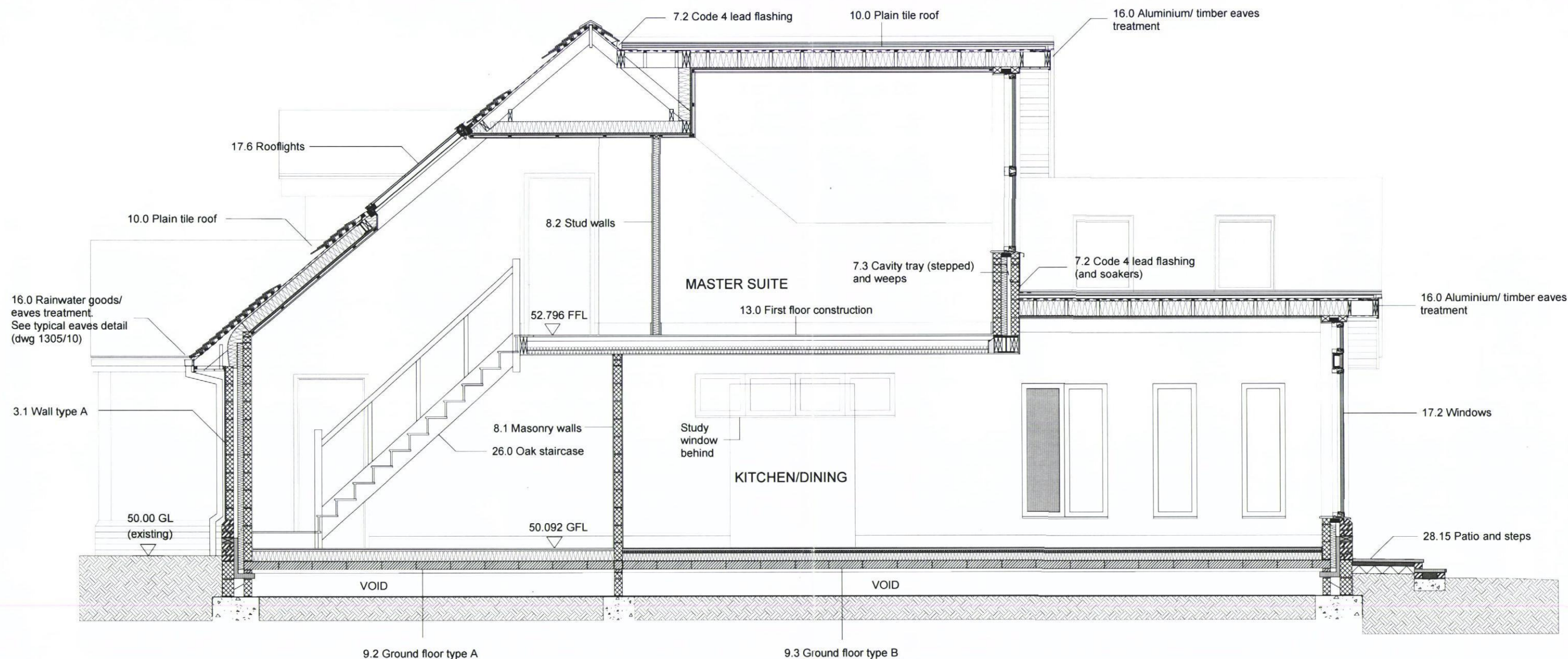
EXISTING BUNGALOW





This drawing is the copyright of Small Architecture Ltd. The contractor is to check all site dimensions and levels before work starts. Do not scale from drawings. This drawing must be read with and checked against all structural and other specialist drawings, specification and bills of quantities. Notify architect of any discrepancies. The contractor is to comply with all current British Standards and Building Regulations whether or not specifically stated on these drawings.

Notes



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Revisions

Project
10 Warblington Road
Emsworth

Drawing
GA Section 01

Drawing number
13005/08

Status
Tender

Scale
1:50 @ A3

0 1 2 3m

Revision
T1

Date
Sept 14

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