

97 New Brighton Road, Emsworth

Hampshire, PO10 7QS

Single storey side and rear extension to replace existing conservatory and first floor infill extension.

Discharge of condition

This statement has been prepared in support of an application to discharge Condition 3 attached to the planning permission granted under application reference APP/25/00615.

Condition 3 requires details of the external materials to be submitted to and approved in writing by the Local Planning Authority. The external materials are proposed as follows:

Element	Location	Material / Product	Manufacturer / Supplier	Colour & Finish	Notes
External Walling	Rear / Side Extension	Natural flint rubble with red brick dressings	Local reclaimed flint / Michelmersh or Ibstock brick	Flint reused where possible; red brick to match existing	Existing flints to be carefully removed and reused where possible; brickwork to match existing bond, joint and mortar colour
External Walling	First Floor Dormer	Clay plain roof tiles	Marley Ashmore / Redland Rosemary / Keymer	To match existing roof tiles	Existing tiles to be salvaged from rear roof slope where possible
Parapet Capping	Raised Rear Extension Roof	PPC aluminium coping	Alumasc Skyline Coping System	Light grey (RAL 7035 or similar)	PPC finish; final colour to be confirmed
Roof Covering (Raised Roof Area)	Rear Extension	Single ply membrane	Sika Sarnafil G410 / Bauder Thermofol	Dark grey	Fully adhered single ply membrane system
Roof Covering	First Floor Dormer	Clay plain roof tiles	Marley Ashmore / Redland Rosemary / Keymer	Tile to match existing roof	Ridge tiles to dormer to be plain ridge tiles to match neighbouring property
Flat Rooflight	Rear Roof	Flat glass rooflight	Korniche / Brett Martin	Anthracite grey (RAL 7016)	Frame material and glazing specification to comply with Building Regulations
Windows / Doors	Rear / first floor dormer	Aluminium framed windows	Finest Group	Off white (RAL 9001 or similar)	Opening style and glazing specification as per approved drawings
External Doors to Extension	Rear Elevation	Aluminium sliding / bifold doors	Smart Systems / Reynaers	Anthracite grey (RAL 7016)	Colour selected to tone with grey tones within flintwork
Cladding panel over External Doors	Rear / Side Extension	PPC aluminium panel	Alupanel / similar	Anthracite grey	Integrated within glazing system above doors
Bargeboard / supports / soffit	First Floor Dormer	Painted timber bargeboards	Treated softwood joinery	Black (RAL 9005)	Exposed bargeboard supports to match existing roof detailing
Rainwater Goods	All new roof areas	Cast aluminium guttering and downpipes	Alumasc Heritage / Alutec	Black	Profile and finish to match existing rainwater goods

The materials proposed for the development have been carefully selected to ensure that the new works integrate sensitively with the character and appearance of the existing building. Wherever possible, materials from the existing structure will be carefully salvaged and reused, including flint and clay roof tiles, to maintain continuity with the original construction. Any new materials introduced will closely match the existing building in terms of colour, texture and profile.

The rear dormer will be finished in clay plain tiles to match the existing roof covering, with tiles reused from the rear roof slope where possible. Ridge tiles to the dormer will be formed using plain ridge tiles to align with the neighbouring property and maintain a consistent and balanced roofline when viewed from the surrounding area.

The extension walls will incorporate reclaimed flintwork to reflect the existing flint elevations of the house, with brick dressings selected to match the existing red brickwork used elsewhere on the building. New aluminium glazing and doors to the rear extension will be finished in a muted grey tone to complement the natural grey tones within the flintwork, ensuring the contemporary elements sit comfortably alongside the traditional materials.

Overall, the proposed palette of materials has been designed to respect the existing architectural character of the property while allowing the new additions to integrate cohesively with the building and its setting.