



PLANNING STATEMENT

Proposed hip to gable loft conversion with
front and rear dormers at:

48 Alten Road

Waterlooville

Hampshire

PO7 6DS

Prepared by:

JAT-Surv Ltd

Date

24TH January 2024

1 Precedents

- 1.1.1 4 Alten Road – APP/20/00282 – *Single storey rear extension with **loft conversion with front and rear dormers and gable lift to roof***. This was granted permission and is an example of a semi-detached bungalow in the same road that now has a hip to gable roof when the adjoining property maintains its original hipped roof.
- 1.1.2 27 Alten Road – APP/23/0060 – *Single storey side extension. First floor extension with **front and rear flat roof dormers***. *New gable to gable pitched roof matching neighbouring height*. This was granted permission and is an example of flat roof dormers to both front and rear elevations being regarded as acceptable and in keeping to the area, by the Planning Officer. The Planning Officer makes specific reference in the delegated report confirming this view.

2 Overview

- 2.1.1 48 Alten Road is a semi-detached bungalow situated in an area characterised by semi-detached and detached properties of a similar age and style.
- 2.1.2 The property has an existing loft conversion with roof windows to the front and rear. This loft conversion currently provides accommodation which is below modern Building Regulations and is not fit for purpose.
- 2.1.3 Alten Road has many examples of similar development and there are hip to gable loft conversions with both front and rear flat roof dormers along the entire road and within the surrounding neighbourhood. Many have been granted consent within the last 5-10 years.
- 2.1.4 This document demonstrates that the proposed works comply with all guidance and adopted policies.
- 2.1.5 The following supporting documentation accompanies this statement:
- PL01 – Existing
 - PL02 – Proposed
 - PL03 – Block and site plans

3 Conclusion

- 3.1.1 The proposed scheme has been carefully designed to enhance and improve the appearance of the host building and to be in keeping with similar applications and approvals in the road and surrounding area.
- 3.1.2 The front facing dormer has been reduced in depth when compared with the rear, and both dormers are lower than the main ridge, in accordance with the Havant Borough Council Design Guide December 2011.