

Statement in support of Application for A Lawful Development Certificate

Proposed Rear Dormer & Gable End Build Up

61 Stakes Road, Purbrook, Waterlooville, Hampshire PO7 5LZ

Client: Mr P & Mrs S Lewington

Application Site

61 Stakes Road is a three bedroom two storey semi-detached house in a residential area.

Current Proposal

It is proposed to form a room in roof in the roof of the existing house to form additional bedrooms and a bathroom with Velux style rooflights in the front roof slope and a flat roofed rear dormer to the rear roof slope with a new gable end to replace the existing hipped roof.

The new area of roof to form the gable end will be covered in slates to match the existing.

The rear dormer will be constructed with tile hung walls using tiles of colour to match the existing roof tiles.

The new gable end will be clad with tile hanging also to match the colour of the existing roof tiles.

The proposed works are considered to be permitted development by virtue of Schedule 2, Part 1, Class B, Class C and Class G of The Town and Country Planning (General Permitted Development) (England) Order 2015 in particular:

- The dormer roof will be below the ridge line of the existing house
- The dormer is on the rear elevation
- The volume of the gable end build up and rear dormer extension is less than 50m³ – (49.95m³)
- The works do not consist of or include the construction of a verandah, balcony or raised platform
- The works do not include the installation, alteration or replacement of a chimney or flue. The soil and vent pipe will not exceed the highest part of the roof by 1 metre or more.

- The dwelling is not on article 2(3) land
- The dormer will be constructed with tile hanging of colour to match the existing roof tiles
- The eaves of the existing roof are maintained
- The rear wall of the dormer will be in excess of 200mm from the eaves
- The dormer will not extend beyond any of the existing external walls
- No side window is proposed
- The Velux rooflights to the front elevation will not protrude more than 150mm above the tiles on the original roof slope

18 July 2025