

DELEGATED OFFICER REPORT

PROPOSAL	Single storey rear extension and new cladding to first floor elevations and existing rear dormer.
LOCATION:	5 St Johns Avenue, WaterlooVille, PO7 5PJ
REFERENCE NO:	APP/25/00624
APPLICANT:	Mr Tony Oakey
APPLICATION TYPE:	Householder planning permission
CONSULTATION EXPIRY DATE:	30/10/2025
APPLICATION EXPIRY DATE:	07/10/2025
WARD:	Purbrook
SUMMARY RECOMMENDATION:	Approve with Conditions

1. Site Description

- 1.1 5 St Johns Avenue is a semi-detached dwelling to the eastern side of St John's Avenue. The property was originally two storey but has been extended to include a converted loft with a rear facing flat-roofed dormer and a ground floor rear conservatory-style extension. At ground floor the property is finished in red multi brickwork with quoin details to the corners and a dentil course separating the brickworks from pebbledash to the first floor, with white uPVC fenestration under a gable ended concrete tile roof in a dark grey. The bay window to the front has light green tiling and render and the rear dormer is hung with reddish brown tiles. The front of the site has been laid with asphalt and is accessed from St John's Avenue via a wrought iron gate set within an approximately 1.5m high brick piers, which are part of a front boundary wall with railings above. There is an evergreen tree in the centre of the frontage so that parking is provided adjacent to the north boundary, where the asphalt continues along the side of the house leading to a flat roofed outbuilding finished in a light greenish grey cladding and access to the private rear garden. There is a small patio area immediately behind the conservatory, separated from the driveway by a 2.1m high brick wall with a pass gate. The rear garden has been mostly laid to lawn and is approximately 28m long and 8.8m wide and bounded on all sides by approximately 1.8m high close-boarded fencing.
- 1.2 The area immediately surrounding the application site is residential and is comprised of one and two storey dwellings in a mix of styles and materials. The host dwelling is part of a series of semi-detached pairs – five on the eastern side of St John's Avenue and three on the western side – that have a generally similar original design but have been variously altered with side and rear extensions and changes to external materials.

2. Planning History

Is there any planning history relevant to the current application?

No relevant history

3. **Proposal**

Single storey rear extension and new cladding to first floor elevations and existing rear dormer.

Officer Comment

Following discussions with the applicant and agent, a first floor side addition was removed from the proposals and the description was revised accordingly.

4. **Policy Considerations**

In accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004, this decision has been taken having regard to the policies and proposals in the National Planning Policy Framework, the Development Plan, and all other material planning considerations identified in the Planning Considerations section of the report.

Havant Borough Council Borough Design Guide SPD December 2011

Havant Borough Council Parking SPD July 2016

Chichester Harbour Management Plan 2024-2025 N/A

Havant Borough Council and Chichester District Council Joint SPD - Chichester

Harbour Area of Outstanding Natural Beauty N/A

Havant Borough Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Emsworth Neighbourhood Plan Post Examination Version 2020

N/A

Listed Building Grade: N/A

Conservation Area: N/A

5. **Statutory and Non Statutory Consultations**

Developer Services, Southern Water

Thank you for your correspondence. Please see our comments below regarding the above planning consultation application.

Southern Water has determined that the flow rate for the above site will remain consistent, so capacity is not an issue.

Development Site is not within Southern Water's Supply Area

The development site is not located within Southern Water's statutory area for water supply services. Please contact Portsmouth Water who are the relevant statutory undertaker.

Existing Southern Water Assets – General within boundary but no tree, buildings, assets within standoff distance (approximate)

Please see the attached extract from Southern Water records showing the approximate position of our existing sewer and water main assets crossing/in the vicinity of the development site. The exact position of the public assets must be determined on site by the applicant in consultation with Southern Water before the layout of the proposed development is finalised. To get in contact to confirm the exact position of the asset please visit;

https://www.southernwater.co.uk/media/ph4fk3pe/ds-location-of-rising-mains_pb.pdf.

For information on required stand off distances from public sewers please refer to: <https://www.southernwater.co.uk/media/st5orjvm/stand-off-distances.pdf>

Existing Gravity Sewer - tree, buildings, assets within stand-off distance

The 150 mm diameter gravity sewer requires a clearance of 3 metres on either side of the gravity sewer to protect it from construction works and to allow for future maintenance access.

No development or tree planting should be carried out within 3 metres of the external edge of the public gravity sewer without consent from Southern Water. All existing infrastructure should be protected during the course of construction works. Please refer to:

<https://www.southernwater.co.uk/media/st5orjvm/stand-off-distances.pdf>

Proposed works involve demolition

In order to protect and safeguard the existing water supply apparatus, Southern Water requests formal notification of any proposed demolition works prior to such works being undertaken.

For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119).

Website: southernwater.co.uk or by email at: SouthernWaterPlanning@southernwater.co.uk

Officer Comment

Based on the map extract provided, the proposed extension would be outside the 3m clearance required, however an informative relating to protection of public sewers has been added.

Councillor C Diamond
No comments received.

Councillor Antonia Harrison
No comments received.

Councillor Paul Tansom
No comments received.

6. **Publicity and Community Involvement**

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 7

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
No comments received.	

Material planning considerations are addressed in Section 7.

7 **Planning Considerations**

7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- (i) Principle of development
- (ii) Appropriateness of design and impact on the character of the area
- (iii) Effect on neighbouring properties
- (iv) Biodiversity Net Gain (BNG)

(i) Principle of development

7.2 The application site is located within the defined urban area, therefore development is considered acceptable in principle subject to development management criteria.

(ii) Appropriateness of design and impact on the character of the area

7.3 The proposals relate to single storey rear extension that would partially replace the existing rear conservatory extension, with the internal layout remaining largely unchanged. New cladding is also proposed to the first floor elevations and to replace the existing tile hanging on the bay window and rear dormer. The proposals initially included a first floor side addition, however following a discussion with the applicants during a visit to the site this was removed and the drawings and description were updated accordingly.

7.5 The proposed single storey extension would be approximately 6.5 in length, as measured from the rear wall of the original house, which is approximately 0.5m longer than the existing extension. It would be approximately 5.3m in width, matching the wider part of the existing extension, and would have an indent to the north-east corner where the existing pass gate is located to allow access between the driveway and rear garden such that the rear wall would have a width of approximately 4.2m. The extension would have a flat roof to a height of approximately 3m with a lantern aligned centrally with bifold

doors to the rear garden. No side facing windows are proposed. As the proposed extension would be of a similar scale to the existing and would not be visible from the public realm it is considered to be acceptable.

- 7.6 The proposed rear extension would be finished in brickwork and fenestration to match the host dwelling. The proposed cladding boards to the upper floors of the main house would be in a timber effect dark grey and laid horizontally. Given the variety of materials within the wider street scene, which include render, cladding, and tile hanging in many different colours including greys and blacks, the proposed materials are deemed to be acceptable.
- 7.7 The design and appearance of the proposal is deemed appropriate in context to the main building and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core strategy). It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

- 7.8 To the north is No.3 St John's Avenue, a similar style property to the host dwelling that has previously been extended to the side and rear at ground floor as well as with a loft conversion. The proposed extension would retain the separation distance established by the existing extension and wall between the driveway and garden and would not include any new side facing windows. The proposed cladding would be visible from No.3 but would not result in any change to the amenity of the property or encroach on any shared boundaries. Consequently, the impact to No.3 is considered to be limited and acceptable.
- 7.9 To the south is No.7 St John's Avenue, which is the other half of the semi-detached pair. No.7 has been previously extended to the rear at single storey, however the north facing wall of the extension has been rendered and has no side facing windows. The proposed extension would maintain an approximately 0.4m separation distance to the shared boundary and would be approximately the same length as the extension at No.7. As such it would be largely obscured from the view of No.7. The proposed cladding is shown to stop at the boundary line between the two dwellings. The impact to No.7 is therefore considered to be limited and acceptable.
- 7.10 No.24 Claremont Gardens lies to the east and rear of the site. This property comprises a large, detached dwelling set within a corner plot at approximately 45 degrees and slightly to the north of the application site. The proposals would be at least 27.5m from the shared boundary and 38m from the property at No.24 and would be at single storey only. The impact to No.24 is therefore considered to be minimal.
- 7.11 Consequently, it is considered that the proposal will not appear overbearing or lead to a loss of light, outlook or privacy and would have limited and acceptable impact on the properties immediately adjacent to the application site and the properties opposite or to the rear, meeting the requirements of Policy CS16 of the HBLP (Core Strategy). It is noted no letters of objection were received with respect to the scheme.

(iv) Biodiversity Net Gain (BNG)

- 7.12 It is noted that this householder application is exempt from the requirements relating to Biodiversity Net Gain.

8 **Conclusions**

- 8.1 The proposed development is acceptable in principle, is appropriate in terms of design and its impact on the character of the area, and would have a limited and acceptable impact on the neighbouring properties. On this basis it is recommended for approval.
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9. **RECOMMENDATION:**

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/25/00624 subject to the following conditions

Conditions:

- 1 The development must be begun not later than three years beginning with the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Existing Details, Site and Location Plans 25/485/01 uploaded 23/10/25

Proposed Ground Floor Plan 25/485/02 uploaded 23/10/25

Proposed Elevations 25/485/03 uploaded 23/10/25

Proposed Cladding Example Image received 23 October 2025

Reason: To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the submitted forms, example image received 23 October 2025, and hereby approved plans, or shall match, in type, colour and texture, those of the existing building so far as practicable.

Reason: In the interests of the amenities of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Informatives:

- 1 In accordance with paragraphs 38-50 of the NPPF Havant Borough Council (HBC) takes a positive and proactive approach and works with applicants/agents on development proposals in a manner focused on solutions by:

- Offering a pre-application advice service, and
- Updating you of any issues that may arise in the processing of your application and where possible suggesting solutions, and,

In this instance:

- You were updated about issues after the initial site visit.
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- 2 You are advised that consent may be required from Southern Water to build in the vicinity of a public sewer. if you are in any doubt or need further information about obtaining this consent, you should contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119). Website: southernwater.co.uk or by email at SouthernWaterPlanning@southernwater.co.uk.
 - 3 No development or tree planting should be carried out within 3 metres of the external edge of the public gravity sewer without consent from Southern Water. All existing infrastructure should be protected during the course of construction works. Please refer to: <https://www.southernwater.co.uk/media/st5orjvm/stand-off-distances.pdf>.