

PLANNING POLICY CONSULTATION RESPONSE

Application No:	APP/25/00096
Site Address:	81 London Road, Waterloooville, PO7 7ER
Development:	Change of use from Bank class use E to 13no. bedroom HMO with part retention of Class E at ground floor. Proposed additional storey and rear extension.
Case Officer:	Jennie Fox
Comments by:	Beth Crowther
Date of Comments:	07/05/2025

Policy Status

The [Local Plan \(Core Strategy\)](#) and the [Local Plan \(Allocations\)](#), together with the Hampshire Minerals and Waste Plan, provide the development plan for Havant Borough.

The following policies are of particular relevance:

CS4 – Town, District and Local Centres
CS6 – Regeneration of the Borough
CS9 – Housing
CS16 – High Quality Design
DM13 – Car and Cycle Parking on Residential Development
AL3 – Town, District and Local Centres

Principle of development

The application site lies within Waterloooville Town Centre as defined in Policy CS4 and AL3 and is defined as a secondary frontage. The site also lies within Policy designation CS6 - Regeneration of the Borough. The site is currently vacant, previously being occupied by Barclays Bank under Class E use. The proposal seeks to part retain Class E in the form of two units at ground floor level fronting London Road, with the proposed change of use accommodating a 13no. bedroom HMO at part-ground, first and proposed second floor level.

Town Centre

Policy AL3 aims to retain retail frontages (previously known as A1 uses). As the previous and part-proposed use now fall under Class E, the proposed Class E use is considered acceptable in policy terms.

Change of Use

Housing development is supported through Policy CS9, and is considered acceptable in principle, particularly due to the given need of housing development in the borough. It is considered that the town centre location is a sustainable location for residential development above ground floor level.

It is noted that the Council has published HMO standards guidance. This is not Planning Guidance, but the Environment Health HMO Licensing team may wish to comment further to ensure any planning and licensing requirements align.

The proposed development should be assessed against DM13 and the Council's Parking SPD to avoid parking impacts on the surrounding roads and to ensure sufficient cycle storage.

Conclusion

In conclusion, the proposal would occupy a currently vacant building, retaining class E uses at ground floor level and provide residential development in a sustainable town centre location. There are no policy objections to the proposal, subject to the detailed consideration of the design and the impact on the amenity of the intended and nearby residents.