

DELEGATED OFFICER REPORT

PROPOSAL	Conversion of 1no. apartment into 2no. apartments, including internal modifications, side porch extension and soft/hard landscaping.
LOCATION:	366 London Road, Waterloooville
REFERENCE NO:	APP/25/00585
APPLICANT:	Blue Island Properties Ltd
APPLICATION TYPE:	Full planning permission
CONSULTATION EXPIRY DATE:	21/10/2025
APPLICATION EXPIRY DATE:	25/09/2025
WARD:	Waterloo
SUMMARY RECOMMENDATION:	Approve with Conditions

1. Site Description

- 1.1 The application site is located on the eastern side of London Road in Waterloooville. The plot contains a single detached building currently occupied as 7 flats. The property is two storeys tall with some accommodation in its roof space. There is a flat roofed single storey extension on the rear of the property. There is a parking area and bin storage space to the front of the property and garden to the rear.
- 1.2 The local area is predominantly residential in nature, although Waterloooville Baptist Church is located immediately to the north.
- 1.3 The property is not listed and is not within a Conservation Area. There are several TPO protected trees in the locality, including one at the front of the plot and one to the rear.

2. Planning History

No relevant planning history

3. Proposal

- 3.1 The application seeks retrospective consent to subdivide an existing ground floor, two bedroom apartment into 2No. two bedroom apartments. The works have now been completed.
- 3.2 The proposal retains much of the external walls with minor alterations made to windows. An internal wall would be provided to divide the existing apartment in two.

- 3.3 An existing conservatory has been partly demolished and a solid extension built on its existing footprint. A new porch extension has also been constructed on the southern side elevation.
- 3.4 Cycle storage, bin storage and two additional parking spaces would be provided within the plot.

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

Havant Borough Local Plan (Core Strategy) March 2011

CS9 (Housing)

CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)

CS16 (High Quality Design)

DM8 (Conservation, Protection and Enhancement of Existing Natural Features)

DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

DM24 (Recreational Disturbance to Special Protected Areas (SPAs) from Residential Development)

Listed Building Grade: N/A
Conservation Area: N/A

5. Statutory and Non Statutory Consultations

County Waste Management Team – No comment received

Building Control - No comment received

Environment Agency - No comment received

Ecologist - No comment received

Environmental Health - No comment received

Norse - No comment received

Natural England – No objection subject to appropriate mitigation being secured

6. Publicity and Community Involvement

This application was publicised in accordance with the Council's Local Code of Corporate Governance and the Statement of Community Involvement.

Publicity Type	Publicity Details	Start Date	End Date	Reasons
Site Notice	Initial site notice	19/09/2025	10/10/2025	Is advertised in the public interest

Neighbouring properties consulted (as defined by the Statement of Community Involvement)

Number consulted: 17

- No comments have been received from neighbours.

Material planning considerations are addressed in Section 7.

7 Planning Considerations

7.1 Habitat Regulations Assessment & Appropriate Assessment

The Council, as competent authority under Regulation 63(1)(a) of the Conservation of Habitats and Species Regulations 2017 (The Habitats Regulations), has conducted a Habitats Regulations Assessment (HA) of the proposed development.

Recreational Pressure

The project being assessed would result in a net increase of dwellings within 5.6km of the Solent SPAs. In line with Policy DM24 of adopted Havant Borough Local Plan (Allocations) and the Solent Recreation Mitigation Strategy, a permanent significant effect on the Solent SPAs due to increase in recreational disturbance as a result of the new development, is likely. As such, in order to lawfully be permitted, the development will need to include a package of avoidance and mitigation measures.

The applicant has proposed a mitigation package based on the methodology in the Developer Contributions Guide. The scale of the proposed mitigation package would remove the likelihood of a significant effect. The applicant has entered into a legal agreement to secure the mitigation package in line with the requirements of the Habitats Regulations and Policy DM24.

Water quality

There is existing evidence of high levels of nitrogen and phosphorus in the water environment with evidence of eutrophication at some designated sites. The PUSH

Integrated Water Management Strategy has identified that there is uncertainty as to whether new housing development can be accommodated without having a detrimental impact on the designated sites within the Solent. Therefore, a significant effect on the Chichester and Langstone Harbours SPA, Solent Maritime SAC and Solent and Dorset Coast pSPA cannot be ruled out.

Natural England have produced 'Advice on achieving nutrient neutrality for new development in the Solent region'. This sets out a methodology to calculate the nutrient emissions from a development site. The applicant has used this methodology to calculate the nutrient emissions from the site. This calculation has confirmed that the site will emit a net nutrient load into European Sites. The Position Statement and Mitigation Plan for Nutrient Neutral Development sets out a mitigation package which will mitigate the impact that this development would have on the designated European Site. The applicant has entered into a legal agreement to secure the mitigation package.

Appropriate Assessment conclusion

The Habitats Regulations Assessment concluded that the avoidance and mitigation packages proposed in the Appropriate Assessment are sufficient to remove the significant effects on the Solent's European Sites which would otherwise have been likely to occur. The HRA was subject to consultation with Natural England as the appropriate nature conservation body under Regulation 63(3) who have confirmed that they agree with the findings of the assessment. The applicant has entered into a legal agreement to secure the mitigation packages and relevant moneys have been paid.

7.2 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) Future Occupants
- (v) Highways and Parking
- (vi) Impact on Protected Trees
- (vii) Flood Risk and Drainage
- (viii) Biodiversity Net Gain

(i) Principle of Development

7.3 The proposal would subdivide an existing residential property, resulting in a net increase of one residential unit in the Borough. The application site is located within the defined urban area in a sustainable location close to public services. Therefore, development is considered acceptable in principle and in accordance with Local Plan Policy CS9.

(ii) Impact upon the character and appearance of the area

- 7.4 The development is located at the rear of the building and has now been completed.
- 7.5 Minor alterations have been undertaken to window and door openings which have had limited visual impact on the character of the area. The proposal has seen a former conservatory on the rear of the building partly demolished and a solid wall extension added above its retained dwarf wall. In addition to this, a small porch with footprint of roughly 4.5sqm has been added to the southern elevation of the property. These works are set back from the London Road public highway by approximately 40m. These elements have been clad in Hardie board cladding in anthracite grey colour. Officers note the variety of materials found in the surrounding building and the lack of public visibility of the cladding. On balance, this is considered acceptable for the area.
- 7.6 The proposal would also see two new parking spaces allocated for future residents. This would be formed within the existing area of hardstanding at the front of the plot. Bin storage would be adjacent to existing bins which are stored in the open air at the front of the plot. It is considered that the addition of more bins in this space would not be detrimental to the character of the area. Secure cycle stores for each property would be installed close to the north and southern plot boundaries and would have limited visual impact as they would be obscured from public view by fencing.
- 7.7 In summary, the proposal would provide a very modest extension and minor alterations to the appearance of the building. There would be limited visual impact to the property and wider locality. Consequently, the design and appearance of the proposal is deemed appropriate in context to the existing dwelling and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core Strategy).

(iii) Effect on neighbouring properties

- 7.8 The single storey porch extension is of modest scale and is set away from the shared side boundary with the two adjoining plots to the south. Its scale, bulk and massing and orientation to the north of the nearest neighbours would not appear overbearing in nature nor would it result in harmful overshadowing. The proposal would see an overall reduction in the amount of glazing within the building through the replacement of the conservatory with a solid extension. As such, there would be fewer opportunities for overlooking of neighbouring plots than at present.
- 7.9 The subdivision would see an intensification of the use of the property. In this instance, the proposal would provide only two additional bedrooms which would not be expected to create unreasonable levels of additional noise, odour or dust disturbance for neighbouring residents. The proposal 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 over dominant impact of the amenities of the adjoining property nor result in any significant loss of light or privacy to that property.

(iv) Future Occupants

- 7.10 Each apartment would exceed the minimum size thresholds as outlined in the Nationally Described Space Standards and each property would be dual outlook, allowing for natural daylight and natural ventilation to each habitable room. Small areas of outdoor amenity space would be provided for occupants of each apartment.
- 7.11 Future occupants would benefit from secure cycle stores for two bicycles and would also benefit from 2 allocated parking spaces at the front of the property.
- 7.12 In light of the above, it is considered that future occupants would benefit from acceptable living standards in accordance with of Policy CS16 of the HBLP (Core Strategy).

(v) Highways and Parking

- 7.13 The proposal would provide two off-street parking spaces for future occupants of the new apartment. Furthermore, secure cycle storage with capacity for two bicycles would be provided for each apartment. The overall quantum of provision is in accordance with Havant's Parking SPD as there would be 1 additional 2 bed dwelling.
- 7.14 The existing vehicular access would be retained. The intensification of its use would be modest and is considered to provide acceptable and safe access for future occupants, motorists and pedestrians. The proposal therefore accords with the aims of the Car Parking SPD and Policy DM13 of the Core Strategy.

(vi) Impact on Protected Tree

- 7.15 There are several TPO protected trees within the plot or in the neighbouring gardens. The proposal has seen modest increase in footprint to the building through the addition of a 4.5sq porch extension. The porch has recently been constructed with some minor incursion into the root protection area of the TPO protected tree, which is regrettable. The extension is of timber framed construction and piled foundations, as such an impact on tree roots has been limited. No crown reduction appears to have been undertaken to the tree.
- 7.16 As the proposal proposes no further incursions into the root protection areas, no objections are raised.
- 7.17 The proposal therefore accords with the aims of Local Plan Policy CS11.

(vii) Flood Risk and Drainage

- 7.18 *Flood Risk*
- 7.19 The proposed dwellings and access would be sited wholly within Flood Zone 1. National Guidance states that Flood Zone 1 is suitable for all types of development.
- 7.20 *Drainage*
- 7.21 Foul and surface water drainage for the site would fall within the remit of Building Control.

(viii) Biodiversity Net Gain

- 7.22 This application is exempt from the requirements relating to Biodiversity Net Gain as it would impact less than 25 square metres of non-priority habitat and less than 5 of non-priority onsite linear habitats.

(ix) Community Infrastructure Levy

- 7.23 The proposal would result in new residential development which is (CIL) liable, and the appropriate forms have been submitted. The proposal seeks a subdivision of the existing unit plus an extension measuring 4.5sqm in area. In this instance, only the additional 4.5sqm would attract a CIL contribution, which would generate a total CIL liability of £628.38.

8 Conclusions

- 8.1 The proposal is acceptable in terms of its impact on the character of the building and local area. The development would provide a net increase of one additional residential unit, and the development would provide satisfactory living standards for future occupiers. Appropriate parking arrangements would be provided.

9. **RECOMMENDATION:**

That the Development Manager be authorised to Approve with Conditions for application APP/25/00585

Conditions:

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/25/00585 subject to the following conditions:

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

28190-PD100 Existing Location Plan & Proposed Site Plan

28190-PD102 rev A Proposed Plans & Elevations

28190-WD110 Proposed Ground Floor Plan

Design and Access Statement pdp architecture llp April 2025

Reason: - To ensure provision of a satisfactory development.

2. The external materials used shall be as indicated on the submitted forms 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.

3. The car parking, cycle parking, servicing and other vehicular access arrangements shown on the approved plans to serve the development hereby permitted shall be made fully available for use prior to the development being first brought into use and shall be retained thereafter for their intended purpose.

Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011, Havant Borough Council Parking SPD July 2016 and the National Planning Policy Framework.

4. The development hereby permitted shall not be occupied until waste bins for the purposes of refuse and recycling have been provided for each dwelling in accordance with the Council's bin specifications and located as shown on the approved drawings.

Reason: To provide appropriate and essential infrastructure for domestic waste management without causing harm to the character and appearance of the locality and impact on residential amenity is kept to a minimum and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Informatives:

1. Your attention is drawn to the fact that a number of trees located on this site and adjoining land are protected by Tree Preservation Orders. Consent to carry out works to these trees would be required from the Council. Should you require any further advice on this please contact the Arboriculturalist via the Customer Service Centre on 023 9244 6015.
2. 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,

Your application was amended and subsequently found to be acceptable, and no further assistance was required.