

PLANNING POLICY CONSULTATION RESPONSE

Application No:	APP/25/00987
Site Address:	270 London Road, Waterlooville, PO7 7HG
Development:	Part retention and reconfiguration of ground floor commercial area; conversion of upper floors and part ground floor from commercial and 1no. self-contained flat, to residential use comprising 4no. Studio flats and 10 bedroom Co-Living apartment, to include construction of additional storey to rear and associated alterations.
Case Officer:	JF
Comments by:	BC
Date of Comments:	20/01/26

Policy Status

The [Local Plan \(Core Strategy\)](#) and the [Local Plan \(Allocations\)](#), together with the Hampshire Minerals and Waste Plan, form the development plan for Havant Borough. The Waterlooville Town Centre Masterplan SPD is also of relevance for this application.

Principle of development

The site lies within the urban area as defined by policies CS17 and AL2 in the adopted Local Plan. There is a presumption in favour of sustainable development in this location subject to other considerations.

Town Centre and Regeneration

The application site lies within the Waterlooville town centre boundary as defined by Policy CS4 and is allocated as a secondary frontage under Policy AL3. The site lies within the allocated boundary for Regeneration under policy CS6, which supports development that positively contributes to the social, economic and physical regeneration of the borough, particularly Waterlooville town centre.

The site currently occupies a gym (Class E use) on the ground and first floors, with a self-contained two-bedroom residential flat on the second floor. Policy AL3 aims to retain retail frontages (previously known as A1 uses). The retention of the existing Class E use and active frontage is supported by Policies AL3 and CS4.

Housing

The proposal seeks to deliver residential development comprising 4 studio flats and 10 co-living apartments. Housing development is supported through Policy CS9 and in the Waterlooville Town Centre SPD, 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.

Design

The proposed development features reconfiguration of the building to the rear, including an additional storey. The design of the proposal should have regard to the amenity of nearby and future occupiers and should accord with the standards set out in the Council's Design Guide SPD and Waterlooville Town Centre SPD.

Parking

The proposed increase in residential units will require an assessment of car and cycle provision in line with the Council's Parking SPD. Although it is acknowledged that the existing

use does not contain on-site parking, the proposal should be assessed against DM13 and the stated requirements, whilst taking into account the sustainable town centre location.

Conclusion

In conclusion, the proposal seeks to retain class E use 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 car and cycle provision, and the design and impact of the proposal on the amenity of the intended and nearby residents.