

Mr Rob Vandenberghe
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Mr James Bengree
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**The Town and Country Planning (Development Management Procedure) (England)
Order 2015**
Notification of Decision: Approve with Conditions

Application Number: APP/25/01015

Site Address: 212-218 London Road, Waterlooville, PO7 7AJ

Proposal: Part retention of ground floor commercial unit (Use Class E); conversion of remainder of ground floor and first floor to form 8 x 1 bed flats (Use Class C3); construction of 2nd floor with recessed 3rd floor mansard roof to form 12 bed Shared Living Property (HMO - Sui Generis); with associated parking, refuse and landscaping.

Further to your application received on 10 December 2025 which was valid from 22 December 2025, Havant Borough Council, as Local Planning Authority, **Approve with Conditions** the above proposal in accordance with the submitted plans and particulars as detailed below.

This permission is subject to compliance with:

- (i) The plans and other documents submitted with regard to your application; and
- (ii) The following conditions:

Conditions:

1	<p>The development must be begun not later than three years beginning with the date of this permission.</p> <p>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.</p>
2	<p>The development hereby permitted shall be carried out in accordance with the following approved plans:</p> <p>1:1250 Location Plan</p> <p>Proposed Site Plan - Drawing Number 100.05 Rev A</p> <p>Proposed Ground Floor Plan – Drawing Number 100.00 Rev E</p>

	<p>Proposed First Floor Plan - – Drawing Number 100.01 Rev B</p> <p>Proposed Front Elevation - Drawing Number 100.10 Rev A</p> <p>Proposed Second Floor Plan – Drawing Number 100.02 Rev D</p> <p>Proposed Third/Roof Plan – Drawing Number 100.11 Rev A</p> <p>Proposed Rear Elevation - Drawing Number 100.03 Rev D</p> <p>Proposed North & South Side Elevations – Drawing Number 100.11 Rev A</p> <p>Existing and proposed Section – Drawing Number 20.02 Rev C</p> <p>Existing and proposed Street Scene – Drawing Number 100.06 Rev A</p> <p>Proposed CGI Streetview - – Drawing Number 100.15 Rev A</p> <p>Design & Access Statement dated November 2025</p> <p>Flood Risk Assessment dated December 2025</p> <p>Highways Technical Note by tpa 2601-066/TN/01/February 2026</p> <p>Amended Noise Impact Assessment by Vine Acoustics dated 3rd March 2026</p> <p>Technical Drainage Note dated March 2026</p> <p>Future Occupiers and Management Statement by Roma Investment Holdings</p> <p>Reason: To ensure provision of a satisfactory development.</p>
3	<p>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.</p> <p>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.</p>
4	<p>The House in Multiple Occupation hereby permitted shall be occupied by a maximum of 12 residents whilst in use as a House in Multiple Occupation.</p> <p>Reason: To accord with the nitrogen budget and technical standards, in the interests of the amenity of the occupants and local area and having due regard to policies CS11, CS16, DM10, and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.</p>

5	<p>The hereby approved flat numbers 1 and 3, as shown on drawing number 25.08 100.00 Rev E, shall be occupied by up to 2 persons; all other flats (numbers 2, 4, 5, 6, 7 and 8) shall only be occupied on a single basis, such that there shall be no more than 10 residents in the Class C3 flats.</p> <p>Reason: To accord with the nitrogen budget and technical standards, in the interests of the amenity of the occupants and local area and having due regard to policies CS11, CS16, DM10, and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.</p>
6	<p>The hereby approved C3 flats hereby permitted shall not be occupied until:</p> <p>(a) A water efficiency calculation in accordance with the Government's National Calculation Methodology for assessing water efficiency in new dwellings has been undertaken which demonstrates that no more than 110 litres of water per person per day shall be consumed within the development, and this calculation has been submitted to, and approved in writing by, the Local Planning Authority; and</p> <p>(b) All measures necessary to meet the approved water efficiency calculation have been installed.</p> <p>Reason: There is existing evidence of high levels of nitrogen and phosphorus in the water environment with evidence of eutrophication at some European designated nature conservation sites in the Solent catchment. 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. Further detail regarding this can be found in the appropriate assessment that was carried out regarding this planning application. In compliance with Regulation 63 of the Conservation of Habitats and Species Regulations 2017, the local planning authority has a duty to ensure that sufficient mitigation is provided against any impacts which might arise upon the designated sites. In coming to this decision, the Council has also had regard to Policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011</p>
7	<p>At all times following occupation of the C3 flats hereby approved, all measures for water usage within the submitted nutrient budget shall be maintained in the development in perpetuity.</p> <p>Reason: There is existing evidence of high levels of nitrogen and phosphorus in the water environment with evidence of eutrophication at some European designated nature conservation sites in the Solent catchment. 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. Further detail regarding this can be found in the appropriate assessment that was carried out regarding this planning application.</p>

	<p>In compliance with Regulation 63 of the Conservation of Habitats and Species Regulations 2017, the local planning authority has a duty to ensure that sufficient mitigation is provided against any impacts which might arise upon the designated sites. In coming to this decision, the Council has also had regard to Policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011.</p>
8	<p>At all times following occupation of the HMO accommodation hereby approved, all sanitary fixtures and fittings which are installed as part of the development hereby permitted shall comply with the water efficiency standards set out in table 1 of the Position Statement and Mitigation Plan for Nutrient Neutral Development (April 2023).</p> <p>All measures necessary to meet the approved water efficiency calculation shall be maintained so as to ensure that no more than 110 litres per person per day shall be consumed in the development in perpetuity.</p> <p>Reason: “There is existing evidence of high levels of nitrogen and phosphorus in the water environment with evidence of eutrophication at some European designated nature conservation sites in the Solent catchment. 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. Further detail regarding this can be found in the appropriate assessment that was carried out regarding this planning application. In compliance with Regulation 63 of the Conservation of Habitats and Species Regulations 2017, the local planning authority has a duty to ensure that sufficient mitigation is provided against any impacts which might arise upon the designated sites. In coming to this decision, the Council has also had regard to Policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011.</p>
9	<p>Prior to occupation, details of the hard and soft landscaping for the terraces as indicatively shown on the Floor Plans shall be submitted to and approved in writing by the Local Planning Authority. Such scheme shall specify the size and construction details of the planters, with species of all plants and shrubs, their size and spacing, to be planted and timing provisions for completion of the implementation of all such landscaping works.</p> <p>The approved scheme shall be carried out in accordance with the approved details and in accordance with any timing / phasing arrangements approved or within the first planting season following first occupation of the development hereby permitted, whichever is the sooner. Any trees or shrubs planted or retained in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 5 years of planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted.</p>

	<p>Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11, CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.</p>
10	<p>Prior to the first occupation of the hereby approved development, a minimum of two nesting boxes for Common Swift and two bat roost boxes shall be erected at the site. These ecological enhancement features shall be installed in suitable locations as per manufacturer's instructions and thereafter retained and maintained.</p> <p>Reason: To provide ecological mitigation and enhancement in accordance with the Environment Act 2021, NPPF, and Policy CS 11 of the Havant Borough Core Strategy March 2011.</p>
11	<p>The car parking, cycle store, 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.</p> <p>Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.</p>
12	<p>The ground floor Use Class E premises shall only be open for trade or business between the hours of 08:00 and 22:00 Monday to Saturday and 08:30 and 13:00 on Sundays and Bank Holidays.</p> <p>Reason: To protect the amenities of the occupiers of the flats above and other nearby residential properties and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.</p>
13	<p>Prior to the commencement of development, a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority, in conjunction with Portsmouth Water. The CEMP shall include the following details:</p> <ul style="list-style-type: none"> · All pollution mitigation measures to be adopted during the construction phase including the management of overland runoff, storage of hazardous materials, chemical and hydrocarbons on site and temporary drainage infrastructure to ensure that water resources are not put at risk from leaks or spillages. · Development contacts, roles and responsibilities · Public communication strategy, including a complaints procedure.

	<ul style="list-style-type: none"> · Dust Management Plan (DMP) including suppression, mitigation and avoidance measures to control dust. · Noise reduction measures, including use of acoustic screens and enclosures, the type of equipment to be used and their hours of operation. · Measures to control light spill and glare from any floodlighting and security lighting installed. <p>The approved details shall be implemented before the development hereby permitted is commenced and retained throughout the duration of construction. The development shall only be carried out in accordance with the CEMP so approved.</p> <p>Reason: To protect the groundwater and therefore the Havant & Bedhampton Springs from any fugitive emissions; and to protect the amenity of occupiers of nearby premises, having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.</p>
14	<p>Prior to any work commencing on site, a detailed scheme for protecting the proposed residential units and HMO from external noise shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall demonstrate, through design calculations and/or manufacturers' data, how the development will achieve the following internal and external noise criteria (as recommended in BS8233:2014):</p> <ul style="list-style-type: none"> i. all bedrooms shall achieve an 8-hour LAeq (23:00 to 07:00) of 30dB(A) ii. all living rooms and bedrooms shall achieve a 16-hour LAeq (07:00 to 23:00) of 35dB(A) iii. LAmax,F noise levels shall not exceed 45 dBA more than 10 times between 23.00 – 07.00 hours inside bedrooms iv. all private amenity spaces shall achieve a 16-hour LAeq (07:00 to 23:00) of 55dB(A) <p>Within two months of implementation of the approved scheme, and before any residential or HMO unit is occupied, a noise validation report demonstrating compliance with the specified noise criteria shall be submitted to and approved by the Local Planning Authority. This assessment shall be conducted with the ventilation strategy operating (e.g., trickle vents in the open position and/or with mechanical ventilation systems running). The approved noise protection measures shall thereafter be maintained and operated in accordance with the approved scheme.</p> <p>Reason: To secure appropriate noise mitigation for the amenity of future occupiers, having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National planning Policy Framework.</p>

15	<p>Prior to the commencement of development, full details of the sound insulation performance of the existing and/or proposed separating floor/ceiling construction between the retained ground-floor commercial use and the first-floor residential accommodation shall be submitted to and approved in writing by the Local Planning Authority.</p> <p>The submitted details shall demonstrate, through design calculations and/or manufacturers' acoustic test data, that the separating floor/ceiling will achieve a minimum airborne sound insulation performance of $\geq 48 \text{ dB } D_{nT,w} + \text{Ctr}$, being at least +5 dB above the minimum standard set out in Approved Document E for separating floors.</p> <p>The approved sound insulation measures shall be fully installed prior to occupation of the residential units and shall thereafter be retained and maintained for the lifetime of the development.</p> <p>Reason: To ensure adequate protection of residential amenity from noise associated with the commercial use below, having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National planning Policy Framework.</p>
16	<p>No deep piling foundations shall be used in the construction of this development without a piling risk assessment and method statement being first submitted to and approved in writing by the Local Planning Authority, in conjunction with Portsmouth Water. The piling assessment and method statement should detail the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface water infrastructure, vibration and the programme for the works.</p> <p>Reason: To protect the sensitive groundwater catchment from groundworks beyond the Clay cover, having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.</p>

Informatives:

1	Please refer to the SGN letter dated 22 January 2026 listing site working restrictions. You are advised of the need to contact a SGN representative before works commence.
2	You are reminded of the need for a Trade Effluent discharge licence and advised that a wastewater grease trap should be provided on the kitchen waste pipe or drain and maintained. Please refer to the Southern Water comments dated 16 th March 2026 for further information.

3	<p>You are hereby requested to ensure that no works or ancillary operations associated with any demolition, excavation, clearance and construction works at the development, which are audible at the site boundary, shall take place on any Sunday or Bank / Public Holiday, nor on any other day except between the following times: Monday to Friday: 08.00 - 18.00 and Saturday: 08:00 - 13.00.</p> <p>This is in order to protect the occupants of nearby residential properties from noise and vibration nuisance.</p>
4	<p>You are encouraged to provide Electrical Vehicle Charging Points and reduce CO2 emissions to at least 31% of the Dwelling Emission Rate (DER) compared to the Target Emission Rate (TER) of Part L of the 2022 Building Regulations, to provide a more sustainable development.</p>
5	<p>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:</p> <p>Offering a pre-application advice service, and</p> <p>Updating you of any issues that may arise in the processing of your application and where possible suggesting solutions, and,</p> <p>In this instance:</p> <p>You sought and were provided with pre-application advice,</p> <p>You were updated about issues, amended and additional information requested and forthcoming, making your proposal acceptable.</p>

Other Important Information:

1.	<p>This notice only relates to the decision of Havant Borough Council as Local Planning Authority under the Town and Country Planning Acts. It does not relate to any other application that may be required under the Building Regulations or under any other Act, Regulation, Byelaw or Order where the Council's approval may be needed. For further guidance as to the need for consent under the Building Regulations please phone 023 9244 6571.</p>
2.	<p>Your attention is drawn to the attached information regarding firstly your right to appeal to the Planning Inspectorate, if you are aggrieved by the Council's decision, and secondly the rights of an owner to, in certain circumstances serve a purchase notice on the Council. See www.planningportal.co.uk</p>

3.	Any failure to adhere to the details of the approved plans , and other documents or to comply with any conditions listed above may lead to enforcement action being taken by the Council. If you wish to depart from the approved details or conditions in any way you should contact the Planning and Development service at the Plaza or by telephoning 023 9244 6015.
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Paul Barton

Paul Barton

Interim Head of Planning

Havant Borough Council
24 April 2026

**PLEASE NOTE THE FOLLOWING IMPORTANT INFORMATION TO BE READ
ALONGSIDE YOUR NOTIFICATION OF DECISION**

1: APPEAL INFORMATION

**NOTIFICATION TO BE SENT TO AN APPLICANT WHEN A LOCAL PLANNING AUTHORITY
REFUSE PLANNING PERMISSION OR GRANT IT SUBJECT TO CONDITIONS**

- These notes are for information only and do not purport to set out the law on the subject.
- Only the applicant possesses the right of appeal.

Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice and you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.
- If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier.
- If this is a decision to refuse planning permission for a householder application and you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
- If this is a decision to refuse planning permission for a minor commercial application and you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
- If this is a decision to refuse express consent for the display of an advertisement and you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of receipt of this notice.
- If this is a decision to refuse consent to work on a tree which is subject to a Tree Preservation Order and you want to appeal against your local planning authority's decision then you must do so within 28 days of the date of this notice.
- If this is a decision to refuse any other type of application and you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.

Appeals can be made online at: <https://www.gov.uk/appeal-householder-planning-decision-for-householder-applications>; <https://www.gov.uk/appeal-planning-decision-for-full-applications>; <https://www.gov.uk/planning-inspectorate> for anything else.

- The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry, then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

2: BUILDING CONTROL

IMPORTANT NOTICE FOR APPLICANTS WITH REGARD TO BUILDING REGULATIONS

This notice only relates to the decision of Havant Borough Council under the Town and Country Planning Acts. It does not relate to any other application that may be required any other Act, Regulation, Byelaw or Order where the Council's approval may be needed.

For further guidance as the need for consent under the Building Regulations, please telephone Havant Borough Council's Building Control team on: 023 9244 6571

3: FURTHER INFORMATION FOR APPLICATIONS RELATING TO NEW VEHICULAR ACCESS/DROPPED KERBS

If your application includes a dropped kerb, please visit Hampshire County Council's guidance here: <https://www.hants.gov.uk/transport/parking/droppedkerbs>

This page provides essential information for residents, explaining that planning permission and dropped kerb consent are two separate requirements. While planning permission may be granted by the local planning authority, dropped kerb consent must still be obtained from Hampshire County Council, as they are responsible for managing access to the public highway.

It is particularly important to highlight that for applications involving classified roads (A, B, and C roads), applicants must provide evidence of planning permission as part of their dropped kerb application. This ensures that all necessary safety, traffic, and infrastructure considerations are properly addressed.

4: SOUTHERN GAS ADVISORY NOTE

In June 2021 SGN issued a comprehensive advisory note

There are a number of risks created by built over gas mains and services; these are:

Pipework loading - pipes are at risk from loads applied by the new structure and are more susceptible to interference damage.

Gas entry into buildings - pipework proximity increases risk of gas entry in buildings. Leaks arising from previous external pipework able to track directly into main building from unsealed entry.

Occupier safety - lack or no fire resistance of pipework, fittings, or meter installation. Means of escape could be impeded by an enclosed meter.

Please note therefore, if you plan to dig, or carry out building work to a property, site, or public highway within our gas network, you must:

1. Check your proposals against the information held at <https://www.linesearchbeforeudig.co.uk/> to assess any risk associated with your development and
2. Contact our Plant Protection team to let them know. Plant location enquiries must be made via email, but you can phone us with general plant protection queries. See our contact details below:

Phone: 0800 912 1722 / Email: plantlocation@sgn.co.uk

In the event of an overbuild on our gas network, the pipework must be altered, you may be temporarily disconnected, and your insurance may be invalidated.

Further information on safe digging practices can be found here:

Our free Damage Prevention e-Learning only takes 10-15 minutes to complete and highlights the importance of working safely near gas pipelines, giving clear guidance on what to do and who to contact before starting any work <https://www.sgn.co.uk/damage-prevention>

Further information can also be found here <https://www.sgn.co.uk/help-and-advice/digging-safely>

SGN personnel will contact you accordingly.