

PLANNING POLICY CONSULTATION RESPONSE

Application No:	APP/26/00150
Site Address:	79 London Road, Waterlooville, PO7 7EL
Development:	Retention of one class E commercial unit at ground floor level and change of use of the remainder of the building to a 12-bedroom (16-person) house in multiple occupation (Sui Generis), including part ground and first floor rear extensions and construction of a mansard roof extension at 79-79A London Road Waterlooville
Case Officer:	TP
Comments by:	BC
Date of Comments:	16/04/2026

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.

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 is currently split into two units, 79 and 79A London Road, and has historically operated under Class E uses on the ground floor, including retail and office uses, with upper-floor accommodation located above. Policy AL3 aims to retain retail frontages (previously known as A1 uses). The retention of Class E use on the ground floor and active frontage is supported by Policies AL3 and CS4.

Housing

The proposal seeks to provide a 12 bedroom HMO for 16 occupants. Housing development is supported through Policy CS9 and in the Waterlooville Town Centre SPD, and is considered acceptable in principle, particularly due to the need for 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 extensions to the rear of the ground and first floor and a mansard roof extension. 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. 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.