
Proposal: Change of use from Class E (bank) to 13No.bedroom HMO with 2No.Class E units at ground floor and associated landscaping and bin and bike stores. First floor rear extension and construction of an additional second storey with proposed external alterations to materials and fenestration.

Application Type: Full Planning Permission

Application No: APP/25/00096 Expiry Date: 15 May 2025

Applicant: THRIVE LIVING LIMITED

Agent: JB Architectural Design Studio Case Officer: Jennie Fox

Ward: Waterloo

Reason for Committee Consideration: Proposal is of wider public interest.

Development Manager Recommendation: **GRANT PERMISSION**

Executive Summary

The application site relates to a vacant former bank within Waterloo Town Centre, located within the secondary retail frontage of London Road and with additional access from Swiss Road.

The proposals seek to change the use of part of the building to a House in Multiple Occupation (HMO) whilst retaining two commercial units at ground floor within the retail frontage. The works would include additions to the upper floors, making the building part single and part three storey, alterations to the external appearance of the building, and associated parking and refuse areas. A proposal for a four storey similarly mixed-use development at No.81C was previously approved in 2024 under APP/22/01072.

The site lies within a built-up Town Centre location and the proposals would retain an active ground floor commercial frontage whilst also providing new residential accommodation; a mixed-use approach that would be consistent with Policy CS4 - Town, District and Local Centres. The external works proposed would improve the overall appearance of the site and bring it back into active use. Noting the variety of the street scene and that the proposed additions would not exceed the height of the adjacent property to the south-west it is considered that the development could be delivered in a manner which would not unduly affect the character and appearance of the wider area, nor the amenity of nearby properties. Further details relating to acoustic and ventilation design would be secured through planning conditions for the benefit of future occupants.

The site has some existing parking and access arrangements from Swiss Road and is within a Town Centre location with good access to public transport and nearby long-stay car parks. Whilst there would not be sufficient provision for every room within the proposed HMO to have an allocated vehicle space, new cycle parking would be introduced and the provision is consistent with the nature of the location.

The site is within Flood Zone 1 and as such is not considered to be at risk of flooding now or in the future. There is existing drainage provision within the site and any additions or alterations that may be required can be addressed by planning conditions. A S106 Agreement would be required to secure contributions towards Nutrient and Solent Recreation mitigation and the development is liable for CIL contributions.

In assessing the proposal against the adopted Local Plan and the National Planning Policy Framework (NPPF) it is considered that the development represents sustainable

development. The application is therefore recommended for approval, subject to a S106 Agreement and appropriate planning conditions.

1. Site Description

- 1.1 The site is located on the north-west side of London Road and comprises Nos. 81 and 81a as well as an associated parking court to the rear. The section of London Road where the site is located is a Secondary Frontage and is partially pedestrianised, with vehicular access restricted to busses and the loading and unloading of goods vehicles. The main vehicular access is therefore from Swiss Road to the rear of the site via the asphalt parking area, with pedestrian access both from Swiss Road and London Road. The frontage is hard on to the pavement of London Road. The property was previously in use as a bank and is currently arranged over two storeys, with white render and dark aluminium framed fenestration to the frontage and brick and render with grey aluminium or white uPVC fenestration at the rear under flat roofs. The bank ceased trading on 24th November 2023 and has been vacant since.
- 1.2 The surrounding area is a mix of residential and commercial development. The ground floors of the surrounding units are principally retail, whilst upper floors are a mix of commercial and residential uses. The site falls within WaterlooVille Town Centre, with a variety of facilities nearby, and is linked to a bus corridor which acts as a transport hub to the surrounding areas.
- 1.3 To the north-east are part one and two storey buildings containing Fox & Sons Estate Agents and Press to Print, and a part two and three-storey flat roofed building known as The Clockhouse extending to the junction with St George's Walk. No.81C, which currently contains Press to Print, has an extant planning permission for a four storey mixed use residential and commercial development approved 28 March 2024 under APP/22/01072, although no work has yet been carried out. To the south-west is a two storey hipped roof building that is currently vacant and a further two storey building with lower storey heights containing Pearsons Estate Agents. Beyond this is a detached three storey building containing several businesses and a pedestrian cut through between London Road and Swiss Road. The properties all have a generally similar layout with access from Swiss Road leading to parking and other service areas. On the opposite side of Swiss Road is the car park and pedestrian walkthrough to Asda and WaterlooVille Police Station.
- 1.4 The development falls within Flood Zone 1 and based on current information is likely to remain so in the future.

2. Planning History

Application site

APP/11/01398 - Installation of 3No. champagne fascia panels, of which 2 are internally illuminated letters signs and 1No. non-illuminated, and 1No. internally illuminated projecting sign., Permitted 28/10/2011

81c London Road

APP/22/01072 - Demolition of existing building for the construction of 13No. flats with two Class E (Commercial, Business and Service) units on ground floor with bin and cycle store., Permitted 28/03/2024

3. Proposal

- 3.1 Change of use from Class E (bank) to 13No.bedroom HMO with 2No.Class E units at ground floor and associated landscaping and bin and bike stores. To accommodate the number of units proposed the scheme includes a first floor rear extension and construction of an additional second storey with proposed external alterations to materials and fenestration.
- 3.2 Storage for 14No. cycles is proposed within the existing rear parking court. Separate refuse stores for the commercial units and HMO are also proposed.
- 3.3 6No. parking spaces are proposed within the existing rear parking court, 2 of which are noted as for the commercial units and the remainder for the HMO.
- 3.4 If the application is approved the applicant is aware that a separate HMO licence from the Council would be required under Environmental Health legislation.
- 3.5 A Planning Statement accompanies the application which includes the following statement as regards the intentions for the site:

The ground floor will be converted into two self-contained, refurbished, commercial units designed to attract local, independent businesses that complement existing traders and bring fresh energy to the high street.

Above, we propose to create a 13-bed high-end HMO that offers affordable yet luxurious accommodation for professionals or key workers. Far from the outdated image of traditional HMOs, these rooms will feel like boutique hotel suites — bright, modern, and thoughtfully designed.

Whilst not a material planning consideration, the Planning Statement also sets out the intended market for the accommodation:

Our target tenants are young professionals, key workers, and individuals seeking high-quality short-term accommodation.

Tenants will be carefully vetted and managed by Pro Pods, a reputable, successful, professional and specialist co-living management company, ensuring the building is well-maintained and residents are responsible and respectful.

4. Policy Considerations

Havant Borough Local Plan (Core Strategy) March 2011

CS1	(Health and Wellbeing)
CS4	(Town, District and Local Centres)
CS6	(Regeneration of the Borough)
CS8	(Community Safety)
CS9	(Housing)
CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS16	(High Quality Design)
CS17	(Concentration and Distribution of Development within the Urban Areas)
CS21	(Developer Requirements)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)
DM9	(Housing)
DM10	(Pollution)

DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)
AL3 (Town, District and Local Centres)
DM18 (Protecting New Development from Pollution)
DM24 (Recreational Disturbance to Special Protected Areas (SPAs) from Residential Development)

Emsworth Neighbourhood Plan Post Examination Version 2020

N/A

Havant Borough Council Borough Design Guide SPD December 2011

Havant Borough Council Parking SPD July 2016

Listed Building Grade: N/A

Conservation Area: N/A

5. Statutory and Non Statutory Consultations

Building Control No comments received.
Councillor Gwen Robinson Initial concerns raised regarding parking provision and impact on the wider Waterloooville area, subsequently withdrawn.
Councillor Peter Wade No comments received.
Councillor Ryan Brent No comments received.
Crime Prevention - Minor Apps No comments received.
Economic Development No comments received.
Environment Agency No comments received.
Environmental Health – Environmental Protection Thank you for consulting the Environmental Protection Team on this change of use application. Please note these comments relate to noise only. We recommend refusal of this application due to a failure to consider the impact of road traffic noise on the amenity of future residents of the HMO which may include annoyance and sleep disturbance. Any future application must be accompanied by a detailed acoustic report prepared in accordance with ProPG: Planning & Noise. In accordance with the guidance in

ProPG the applicant must demonstrate that the noise impact has been designed out, instead of relying on closed windows and mechanical extraction for example. The baseline noise survey must cover a period sufficient to accurately establish and quantify the prevailing noise climate at the proposed development (at least a 4-day period including the weekend). We would expect that a typical minimum 15-minute background sound level, defined as the 10th percentile value for the different periods of interest is used in the assessment, and where appropriate an assessment of the impacts during the daytime, evening and night-time periods using the relevant background sound levels. The LAmax and should be included in the assessment. Additionally, the proposed development is at risk of overheating due to the orientation of the development and the flats appear to be single aspect so there is no cross flow of ventilation. For this reason, the applicant must provide an over-heating assessment carried out in accordance with the guidance given in the ANC/IOA publication 'Acoustics Ventilation and Overheating: Residential Design Guide', Version 1.1, dated January 2020. We require further details about who will be occupying the commercial units and how the noise and odour from these units will be mitigated so that they do not impact on amenity. Occupiers such as sunbed facilities may cause overheating at flats directly above the establishment and we should wish to avoid this.

Lastly, my housing colleagues have me to add the following advisory:
"It must be ensured that the heating and electric controls of the proposed HMO and commercial units remain separately and independently controlled."

Officer Comment: *Following discussions with the agent a visit to the site was made by the Pollution Team Leader. Noting that this section of London Road has restricted vehicle access the advice was revised to condition further details of the acoustic and ventilation design and the wording of the conditions was agreed in consultation with the agent and Pollution Team Leader.*

Environmental Health, HMO Licensing

Whilst we would usually expect to see a kitchen within 1 storey of every bedroom, the current proposal is to provide a relatively large dining area and we would accept that as an alternative.

However, whilst I presume the kitchen plans are only indicative at this time, due consideration should be had to our guide to expected standards in an HMO available at <https://www.havant.gov.uk/housing/private-sector-housing/houses-multiple-occupation-hmo> . We will likely condition for kitchen facilities for 13 people (assuming each bedroom has only 1 occupant) as follows:

Cooker hobs

- 4 hob (x3)

Ovens

- 3 double ovens

Sinks (& dishwashers)

- Minimum of 2 sinks (including drainers) plus full sized dishwasher; or
- 3 sinks.

Electrical outlet sockets

- Minimum 13 sockets sited above worktops (ie whitegoods must have dedicated power sources)

Worktop space

- A minimum of 3 metres width of 600mm deep worktop.

Large kitchen appliances such as microwaves must not take up space on worktop.

Food storage

- 400mm wide wall or floor cupboard unit per occupant.

Crockery storage

- Additional storage for cutlery/crockery/glassware etc of one 400mm wide cupboard per 2 occupants.

Other storage

- Under sink cupboards shall not be used for storage of food or crockery etc.

Fridge / freezer storage

- A minimum of 1 fridge shelf and 1 freezer drawer per occupant of at least 500mm wide. Each shelf/drawer height must be adequate to reasonable store food.
- The bottom shelf in each fridge must be left empty for shared storage of raw meat.

If satisfactory circulation space, including safe space between cookers etc can not be achieved for 13 occupants it will be necessary to divide the above requirements across two or more kitchens within the building. Note, there may be a requirement to increase the number/size of the required facilities to account for the splitting of them across two kitchens.

Officer comment: *This advice is noted, however as it relates to separate Environmental Health legislation it is not material to the recommendation on this planning application.*

Hampshire Highways

The application site is located within Waterlooville town centre, with the building situated between London Road and Swiss Road. London Road is an adopted highway which is a bus-only route past the site frontage and pedestrian access to the building. Vehicular access to the site is currently gained via Swiss Road to the rear of the building. There are no concerns with the use of the existing access arrangements in relation to the development proposals.

The proposed development includes six off-street parking spaces, consisting of an allocated space for each of the retail units, and four unallocated spaces for the HMO. This is likely to represent a shortfall in parking provision when compared to the recommended local parking standards. However, parking demand for a HMO is likely to be lower than a typical one bedroom apartment. Furthermore, unallocated parking would ensure that the spaces are used efficiently. Consideration is also given to the location of the site within Waterlooville town centre, in close proximity to retail, employment areas, and public transport facilities. On-street parking is managed by Traffic Regulation Orders, with short stay and long stay parking available in close proximity to the site. Overall taking these points into consideration, the proposals are considered unlikely to result in any on-street parking issues in the vicinity of the site.

The proposed level of cycle parking provision is considered to be acceptable.

There are no objections to the proposals, subject to the following conditions:

- The development shall not be brought into use until the car parking area shown on the submitted plan has been provided, marked out and thereafter maintained for car parking for the lifetime of the development and used for no other purpose.

Reason: To ensure adequate space within the site for vehicle movements and parking provision.

- The development shall not be brought into use until the cycle parking area shown on the submitted plan has been provided. The cycle parking provision shall be fully implemented before the development is first occupied or brought into use and thereafter retained for this purpose.

Reason: To promote the Council's sustainability objectives

Officer Comment: Conditions securing the car and cycle parking as recommended above have been included.

Housing Manager (Development)

Please see advisory comments in the Environmental Protection Team response above.

Landscape Team, Havant Borough Council

No landscape objection.

Norse South East, Operations Director

No comments received.

Planning Policy

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 Waterlooville 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 Environmental 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.

Portsmouth Water Company

No comments received.

Developer Services, Southern Water

No comments received.

Southern Gas Networks - stage 1

No comments received.

Waste Services Manager

No comments received.

Nutrients Team

Thank you for consulting the nutrients team.

I can confirm there is sufficient capacity in the Council's strategic mitigation scheme to accommodate the application proposals.

It should be noted that there is limited capacity remaining in the Council's mitigation scheme at Warblington Farm. There is alternative mitigation available from third party providers in order to avoid and mitigate the water quality impact arising out of the proposed development. The details of other schemes have been published on the Partnership for South Hampshire's website at:

<https://www.push.gov.uk/work/mitigation-schemes-available-to-developers/>.

Natural England

Thank you for your consultation on the above which was received by Natural England on 15 September 2025.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

SUMMARY OF NATURAL ENGLAND'S ADVICE

NO OBJECTION - SUBJECT TO APPROPRIATE MITIGATION BEING SECURED

Natural England considers that without appropriate mitigation the application would have an adverse effect on the integrity of European designated sites.

Your authority has measures in place to manage potential impacts through contributions to an agreed strategic solution(s) which we consider to be ecologically sound. Natural England is of the view that if these measures, including contributions to them, are implemented, they will be effective and reliable in preventing harmful effects on the Habitats Site(s) for the duration of the proposed development. Mitigation measure(s) to offset any positive nutrient budget should be provided within the relevant catchment area(s).

We advise that an appropriate planning condition or obligation is attached to any planning permission to secure these measures.

A lack of objection does not mean that there are no significant environmental impacts. Natural England advises that all environmental impacts and opportunities are fully considered, and relevant local bodies are consulted.

Natural England's further advice on designated sites/landscapes and advice on other natural environment issues is set out below.

Further Advice

Natural England is a statutory consultee on the appropriate assessment stage of the Habitats Regulations Assessment process. The advice within this letter should be taken as Natural England's formal representation on appropriate assessment given under regulation 63(3) of the Conservation of Habitats and Species Regulations 2017 (as amended).

With regard to European Sites, Natural England does not object to the granting of this permission subject to the advice given below.

This application may lead to an increase in residential accommodation. Natural England is aware that your authority has adopted planning policy to mitigate against adverse effects from recreational disturbance. Provided that the applicant is complying with the policy and the Bird Aware Definitive Strategy, Natural England are satisfied that the Applicant has mitigated against the potential adverse effects of the development on the integrity of the European site(s) and has no objection to this aspect of the application. Please note, your authority's appropriate assessment should reflect the current developer contribution rates, which are updated every April in line with the Retail Price Index.

Your appropriate assessment dated 08 September 2025, concludes that your authority is able to ascertain that the proposal will not result in adverse effects on the integrity of any of the European sites in question. Having considered the assessment, and the measures proposed to mitigate for all identified adverse effects that could potentially occur as a result of the proposal, Natural England advises that we concur with the assessment conclusions, providing that all mitigation measures are appropriately secured in any planning permission given.

This advice is provided on the basis that all mitigation measures will be secured as planning conditions or obligations by your authority to ensure their strict and timely implementation for the full duration of the development. Your authority should be assured that proposed financial contribution rates are proportionate to the identified effects of the proposed development, suitably precautionary, and in line with the Retail Price Index, where relevant.

Deterioration of the water environment - Nutrient Neutrality

As Competent Authority it is your responsibility to ensure that you are confident that there is sufficient information to support the values used in any nutrient budget calculation that supports this application, and that any nutrient budget calculation(s) are correct.

Bespoke Occupancy

Where any bespoke occupancy value has been used within the calculator tool, it is Natural England's view that competent authorities may choose to adopt bespoke calculations for detailed planning applications, if sound robust evidence is available. These are matters for each competent authority. Natural England's advice is to take a precautionary approach that recognises any uncertainty.

Package Treatment Plant

Please note that for any budget that includes use of an onsite Package Treatment Plant (PTP), yourselves as competent authority should be satisfied that any bespoke effluent discharge figure has been suitably evidenced. This could be through using a performance test certificate, via adequate robust real-world monitoring data (minimum 12 months representing typical operation), or if these are not available then through use of the precautionary default figure within the nutrients budget calculator. The planning application should be supported by a PTP monitoring and maintenance plan. Please refer to the Environment Agency for comments on wider environmental consideration associated with PTPs and any advice in relation to permits.

Sustainable Drainage System

Where calculations include removal of nutrients through on-site Sustainable Drainage Systems (SuDS) it is essential for your authority to verify that the necessary supporting evidence has been submitted, as that forms the basis for the SuDS calculations. As highlighted in the guidance that accompanies the calculators on Gov.uk, Natural England advises that SuDS calculations should be undertaken in accordance with CIRIA guidance (C808 – Using SuDS to reduce phosphorus in surface water runoff (2022) and/or C815 – Using SuDS to reduce nitrogen in surface water runoff (2023)).

In addition, the SuDS features require monitoring and management in perpetuity. Your authority must ensure that a robust ongoing management plan is appropriately secured and is enforceable in any planning permission given.

Further general advice on consideration of protected species and other natural environment issues is provided at Annex A.

For any queries regarding this letter, for new consultations, or to provide further information on this consultation please send your correspondences to consultations@naturalengland.org.uk.

6. Publicity and Community Involvement

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 26

Number of site notices: 2

Statutory advertisement: Not applicable.

Public comments - Number of representations received: 3

Comment	Officer Comment
Redacted, summary as follows: 1. Loss of Privacy due to Overlooking. 2. Insufficient Parking Provision. 3. Non-Compliance with Amenity Standards. 4. Lack of Information on Occupant Type: 5. Lack of Information on Maximum Occupancy.	The potential impact to nearby properties is discussed in detail within section 7 below. The Highways Authority were consulted with regard to the proposed parking provision and the Council's HMO team were consulted regarding amenity standards to ensure the proposal would meet current guidance. As reported above, they have accepted the principle of the kitchen/dining room location at ground floor level. Type of occupant is not a planning consideration, however the applicants have provided a Planning Statement with further details on the type of accommodation they intend to provide (See Paragraph 3.5 earlier in this report). Maximum occupancy impacts both amenity provision and developer contributions and a condition is therefore recommended to restrict this.

Redacted, summary as follows: Negative impact on the regeneration of WaterlooVille. Loss of privacy and anti social behaviour/disturbances. Future management and occupants. Potential overcrowding and pressure on local services.	Please see comments above as similar points are raised. Developer contributions will be secured as part of any approval.
I am concerned as to whom the 13 bedrooms are to be allocated to? I strongly object to be used for HMO occupation. I'm strongly objecting to illegal immigrants being housed there.	As above the applicants have provided a Planning Statement with further information on the intended accommodation. (See Paragraph 3.5 earlier in this report).

7 **Planning Considerations**

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. Should permission be granted, the applicant will be required to enter into a legal agreement to secure the mitigation packages.

- 7.1 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) Impact upon the character and appearance of the area
 - (iii) Impact upon residential amenity
 - (iv) Access and parking provision
 - (v) Flooding and drainage
 - (vi) Developer Contributions
 - (vii) Biodiversity Net Gain (BNG)
 - (viii) Other matters – response to representations
- (i) Principle of development
- 7.2 The site lies within the built-up area as defined by Policies CS17 and AL2 of the Adopted Local Plan and as such there is a presumption in favour of sustainable development, subject to all other material considerations. In addition, the site lies within Waterlooville Town Centre and the Secondary Frontage as defined by Policies CS4 and AL3. As such, planning permission will be granted for proposals that provide main town centre uses and contribute towards their vitality and viability. High-quality, mixed-use developments that retain active ground floor frontages are encouraged. This proposal would retain an active ground floor frontage for main town centre uses and would therefore be supported in policy terms.
- 7.3 Planning permission is additionally sought to extend the building and use the rear part of the ground floor and the upper floors of the building as an HMO for up to 13 occupants. Policy CS4 of the Havant Borough Core Strategy (2011) aims to *"Encourage high quality, mixed-use development in designated centres that retain active ground floor frontages."* Policy CS9 aims to *"Provide a mix of dwelling types, sizes and tenures which help meet identified local housing need and contribute to the development of mixed and sustainable communities."*
- 7.4 Therefore the site falls within a sustainable location with the principle acceptable, subject to other material planning considerations as set out below.

- 7.5 If the application is approved the applicant is aware that an HMO licence from the Council would be required under separate Environmental Health legislation.

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

- 7.6 The proposal comprises the change of use from an existing Bank, with the addition of a first floor rear extension and a new second storey, to a 13 bedroom House in Multiple Occupation (HMO) and two commercial units. Each bedroom would have private bathroom facilities and would share a communal kitchen, dining, and living facilities on the ground floor as well as a communal laundry/utility area. 6No. parking spaces are proposed within the existing rear parking court as well as storage for 14No. cycles. Separate refuse stores for the commercial units and HMO are also proposed.
- 7.7 The proposals would add an additional storey to the front of the building and two additional storeys across part of the rear, increasing the maximum height of the building from approximately 6.6m to approximately 8.8m and following the existing footprint of the building. The proposals would be similar in overall height to the adjacent properties at 79-79a and to the rear two storey element of The Clockhouse and would be approximately 2.1m higher than No.81b immediately adjacent to the north-east. The pattern of development in this section of London Road is notably mixed, with two and three storey buildings of varying heights and designs. The second floor addition facing London Road would be in a mansard style with front facing dormers, similar in appearance to the flats at Louise Court at No.256 on the opposite side of London Road. The ground floor shop frontages would remain much as existing and windows at first floor would be reduced in size to a more domestic scale. The proposed additions and alterations facing London Road are therefore considered to be acceptable.
- 7.8 No additional footprint is proposed to the ground floor of the main building. Two new windows are proposed within the north-east wall of Bedroom 1 in addition to retaining a north-east facing window within Bedroom 2 that would be made full length. A new south-west facing door is proposed to the entrance hall, and two existing rear facing doors would be replaced. Within the wider site the proposals include the retention of six existing parking spaces adjacent to the north-east boundary, with a central area for manoeuvring and a footpath to the south-west with access to a refuse/recycling store and cycle parking for the HMO. A separate refuse area for the commercial units would be located to the north-east adjacent to the car parking and within an area of soft landscaping. Full elevations of the proposed landscaping and of the refuse and cycle stores have not been provided at this time, however the enclosure sizes indicated on the proposed site plan provided indicate small-scale outbuildings adjacent to the site boundaries that are unlikely to appear unduly prominent in relation to either the main building or surrounding area. New 1.8m high boundary fencing with a pass gate providing privacy and secure access to the HMO and leading to a small courtyard area is also proposed and it is recommended that further details of the proposed landscaping and of the appearance of the proposed stores and fencing are secured by condition.
- 7.9 Behind the proposed mansard roof addition, and therefore not visible from London Road, a flat roofed two-storey addition is proposed, matching the height of the mansard roof. The proposed additions would be inset from the ground floor footprint by approximately 5.7m to the south-west and 6.7m to the north-west, forming a terrace at first floor level so that the part of the building nearest Swiss Road would remain single storey. An existing external metal staircase would be removed and a new black painted metal external staircase is proposed to the rear of the building, with pedestrian access through a pass gate set within the proposed fencing. This would serve as a fire escape and as external access to the first floor roof terrace, which would also link to an internal hallway. As seen from Swiss Road, the proposed additions would be well set back within the site

and would appear as a part single and part three storey similar to 75 London Road. The two storey addition would be approximately 5.3m higher than the single storey element of No.81b and would stop short of the existing rear building line. It is noted that the additions would be above the eastern part of the property, away from Swiss Road, so that the mass and bulk would have less impact on this street scene. The additions would be similar in appearance to the rear elevations of The Clockhouse and Nos. 75-75b and 73 London Road, albeit smaller in scale, and the use of soft landscaping to the parking area and within the terrace is a welcome addition. Considering all of the above, the proposed additions and alterations facing Swiss Road are deemed to be acceptable.

- 7.10 The materials proposed are composite slates in an anthracite grey to the mansard roof, with composite cladding on the dormers to match in colour. The existing white render to the frontage would be retained and new horizontal timber cladding would be introduced to the front elevation between the first floor windows. Framing to the fenestration would be in a dark grey or black. At the rear, brickwork to the ground floor would be painted in a light grey and the upper floors would be clad in dark grey horizontal boarding. An open timber pergola structure is proposed within the rear terrace, in a light timber similar to the proposed timber cladding to the front elevation. There are a wide variety of materials within the immediate locality, including grey cladding and dark roof tiles, and it is therefore considered that the materials would be appropriate within the mixed character of the area.
- 7.11 The design, appearance, and use of the proposal is deemed appropriate in context to the main building and the local area and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core Strategy) and the Council's Borough Design Guide SPD. It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality

(iii) Impact upon residential amenity

Impact on existing residents

- 7.12 To the north-east is No.81b London Road, a two storey commercial unit currently occupied by Fox & Sons Estate Agents that does not include any residential accommodation.
- 7.13 To the south-west are No.79-79a London Road, vacant two storey commercial units with a ground floor shopfront and offices above similar to No.81b. There is no residential accommodation at either property.
- 7.14 There are no other residential properties immediately adjacent to the application site. To the south-east, on the opposite side of London Road at a distance of approximately 18.5m, are Nos 258-262 London Road, which are two storey flat roofed buildings. No.258 is currently in use as The Red Rose Lounge. The ground floor commercial units of Nos 260 and 262 are currently vacant and both have a single bedroom flat above with north-west facing windows on the frontage serving primary living accommodation. It is noted that the proposed mansard windows are set back from the building frontage by approximately 0.9m and would therefore be a little over 19m from the flats opposite. Whilst there is no specific guidance given in the Havant Borough Council Design Guide SPD (2011) for front, road-facing windows, a 20m separation distance is recommended between back-to-back properties, rising to 24m where the development is over two storeys. However, it is also recognised that windows facing the public realm, particularly in a Town Centre location as in this case, might reasonably expect a lesser degree of privacy than those facing private amenity spaces, particularly in a town centre location where higher-density development and lower separation distances are more common

and generally more acceptable. The properties are at a sufficient distance from the proposals that there would be no substantial reduction in light or outlook from the proposed mansard addition and the proposed windows in the south-east elevation would be relatively small, with existing glazing at first floor reduced in size. On balance, the impact to the properties on the opposite side of London Road is therefore considered to be limited and acceptable.

- 7.15 Further to the south on the opposite side of London Road are Nos. 254-258, a similar style development to the proposals with commercial units at ground floor and flats at first and second floor, the latter being set within a mansard roof. These properties are at least 22m from the application site and would have only oblique views towards the proposals. Given the separation distance, the impact to these properties is considered to be limited and acceptable.
- 7.16 It is noted that flats at Clock House to the north-east and 75-75b London Road to the south-west have no side facing windows and therefore no views to the proposal such that any impact would be minimal.
- 7.17 Consequently, it is considered that the proposal will not appear overbearing or lead to a loss of light, outlook or privacy and would have limited and acceptable impact on the properties immediately adjacent to the application site and the properties opposite or to the rear, meeting the requirements of Policy CS16 of the HBLP (Core Strategy).

Impact upon further residential amenity

- 7.18 To comply with mandatory HMO licensing standards, the size of a double bedroom should measure at least 10.22m². The proposed rooms would be a minimum of 14m² with individual en-suite bathrooms. Shared kitchen, dining, and living areas would be provided, with a floor area totalling 71m². The Council's Environmental Health Teams were consulted and noted that, whilst the usual recommended arrangement is for kitchens to be within one storey of every bedroom, the current proposal would provide a relatively large dining area and would be acceptable as an alternative. The type and size of the accommodation is therefore considered to provide an acceptable standard of amenity for future occupants.
- 7.19 An outside terrace area is proposed to the rear of the development, accessible from an internal corridor at first floor and the proposed external staircase as well as some of the first floor bedrooms. There would also be an outside courtyard at ground floor and together with the terrace this would provide approximately 97m² of external shared amenity space as well as forming a physical and visual separation between the proposed residential accommodation and the public realm.
- 7.20 Five of the proposed bedrooms would have a south-east facing aspect to London Road, two would face north-west to Swiss Road, and four would face south-west towards the courtyard and terrace areas. Bedrooms 1 and 2 would have the most limited aspect with windows facing into a fenced off walkway area, however the windows provided would be full length to maximise natural light to the rooms.
- 7.21 The site is in an area of mixed residential and commercial uses, with the possibility of noise impacting on future residents from such uses. The Council's Environmental Health Team were consulted and initially raised concerns regarding noise and overheating. Following a visit to the site, where it was noted that the site is within a semi-pedestrianised area with a number of similar mixed developments nearby, the advice from the Environmental Health Team was revised to recommend conditions to ensure the adequate acoustic performance and ventilation of the proposed residential areas,

and if permission is granted these conditions are recommended. Given the site's location, a condition requiring a Construction Method Statement is also recommended to ensure local businesses and residents are not unduly disturbed by noise, traffic, and dust for the duration of the construction works.

- 7.22 Refuse and recycling storage for the proposal would be on the ground floor within the rear car park area and separated from the main building, thereby allowing greater provision of outdoor amenity space within a secured area for future occupiers. Whilst no comments have been received in relation to crime prevention, the overall layout would accord with Secured by Design guidance for residential homes.
- 7.23 Two areas of soft landscaping are proposed for the site, fronting Swiss Road and within the proposed first floor terrace. The introduction of soft landscaping would assist in visually separating the site from the public realm and would provide some screening for the proposed commercial bin area and car parking. The Council's Landscape Officer has raised no objection to the proposed landscaping, which would be secured via a condition if permission is granted.
- 7.24 As stated above, an HMO Licence would be required for the proposal, which is not material to the determination of the application.
- 7.25 Overall it is considered that the proposal would provide a satisfactory level of accommodation for future occupiers, in accordance with Policy CS16 of the Core Strategy.

Impact on existing commercial uses

- 7.26 The proposal is located within Waterlooville Town Centre, within a secondary shopping area. The proposal would include replacing an existing large commercial unit with two separate, smaller, commercial units, which would incorporate active ground floor frontages as required by Policy CS4 of the Core Strategy. The development would thereby positively contribute to the economic and physical regeneration of Waterlooville Town Centre, with particular focus on London Road public realm in accordance with the aims of Policy CS6 – Regeneration of the Borough.

(iv) Access and parking provision

Access

- 7.27 No changes are proposed to the vehicular and pedestrian access from Swiss Road to the rear. Pedestrian access to the proposed commercial units would also be available from London Road as currently. The Highway Authority has been consulted over the proposal and raise no objection to the proposed access arrangements.

Parking provision

- 7.28 The site falls within Waterlooville Town Centre, which is a recognised sustainable location in public transport terms with the site conveniently located close to bus stops providing frequent and regular bus services, providing future occupiers with an accessible and realistic alternative means of transport to the private motor car. The site is also located close to shops and services, including a supermarket to the rear of the site, which lessens the need for individual travel. There is no specific guidance given within the Havant Borough Council Parking SPD (2016) for HMO developments of this type, however section 3.05 states:

“Proposals within Havant and Waterlooville Town Centres, as defined in the Havant Borough Local Plan 2036, may be suitable for a lower level of car parking provision compared to the rest of the Borough..... The level of parking to be provided must be based on the nature and scale of development, access to shops and services together with public transport accessibility. A lower level of provision must not result in displacement of parking pressure into nearby residential areas. Utilising near-site parking in dedicated car parks (not on-street parking) should be considered together with demand based measures to reduce parking pressure.”

- 7.29 The proposals include 6No. parking spaces, consisting of an allocated space for each of the retail units and four unallocated spaces for the HMO, as well as secure cycle storage for 14No. cycles. The Highway Authority noted in their response that, whilst the proposed parking provision would be low compared to recommended local standards for private dwellings, the nature and location of the proposed accommodation as well as the high availability of nearby long and short stay car parks should be taken into account. Emergency access would be available from both London Road and Swiss Road as currently. The proposals are therefore considered to meet the guidance specified in the Havant Borough Council Parking SPD (2016) and to be in accordance with Policy DM13. Conditions to secure the provision of parking for cars and cycles are recommended.

(v) Flooding & Drainage

Flooding

- 7.30 The site falls wholly within Flood Zone 1 and, based on current information, is likely to remain so in the future. The development is therefore at low risk of flooding (less than 0.1%. AEP) and so is suitable for the residential development proposed. The Environment Agency were consulted but have not commented on the application, due to its location within Flood Zone 1. Given the low risk from flooding associated with the site, the proposal is considered to accord with Policy CS15 of the Core Strategy.

Foul and surface water

- 7.31 There is existing provision for foul and surface water within the site. Southern Water were consulted and have advised that they will require further details of foul water drainage disposal prior to the development commencing. It is therefore recommended that a pre-commencement condition securing details of the proposed foul drainage is included to ensure the existing drainage is sufficient for the proposal.

(vi) Developer Contributions

- 7.32 The CIL rates to be applied to development are set out in the Havant Borough Community Infrastructure Levy Charging Schedule, which was adopted by the council on the 20th February 2013. This followed two public consultation exercises and an Examination into the Charging Schedule by an independent Examiner. The Examiners Report concluded that the Havant Borough Council Community Infrastructure Levy (CIL) Charging Schedule provided an appropriate basis for the collection of the levy in the borough. The levy is charged at £80 per square metre (plus indexing) on new residential floorspace (measured as gross internal area) in Waterlooville.
- 7.33 The scheme would be Community Infrastructure Levy (CIL) liable for the net additional internal floor space and change of use to residential floorspace, which amounts to 553 sqm, and the appropriate forms have been submitted. A CIL Liability Notice will be sent to the agent post decision should permission be granted.

- 7.34 The scheme would be liable for contributions towards Nutrient Mitigation and the Solent Recreation Mitigation Strategy pursuant to the Habitat Regulations Assessment & Appropriate Assessment carried out and described earlier in this report. Should permission be resolved to be granted, the applicant will be required to enter into a legal agreement to secure the mitigation packages. The following contributions are required for the development, to be secured via an associated Section 106 Agreement:

Nutrient Mitigation	£18,513.55
Solent Recreation Mitigation Strategy	£1,339.05

(vii) Biodiversity Net Gain (BNG)

- 7.35 It is noted that this application meets the De Minimis exemption requirements relating to Biodiversity Net Gain.

(viii) Other matters – response to representations

- 7.36 Several comments were made during the application regarding the proposed nature of the accommodation and intended occupants. Whilst not strictly a planning matter, the applicants have provided additional information in the form of a Planning Statement and have stated that their intention is to deliver high-quality, affordable accommodation for local professionals. The Planning Statement includes a number of example images indicating the type of internal and external materials and finish that the applicants wish to achieve.

8 Conclusions

- 8.1 The proposal, which would contribute towards the vitality and viability of this sustainable town centre location, with much-needed residential accommodation in close proximity to public transport, shops and other services, has been given significant weight.
- 8.2 When having regard to the context for the development, the design, appearance, and use of the proposal is deemed appropriate in context to the main building and the local area.
- 8.3 An assessment of the impacts on existing residents' amenity from the development has been carried out and found to be acceptable. An assessment of the impacts on future residents' amenity, has also been carried out, with the resulting impacts on amenity again considered to be acceptable.
- 8.4 The vehicular access to the site is deemed to be appropriate, and the level of parking and cycle provision has been considered and for this town centre location is considered acceptable.
- 8.5 Drainage and landscape matters have been addressed or would be controlled by the imposition of appropriate conditions.
- 8.6 Contributions as to the Solent Recreation Mitigation Strategy and Nutrient Neutrality would be secured by a section 106 agreement.
- 8.7 To conclude, the proposed development is acceptable in principle, is appropriate in terms of design and its impact on the character of the area, and would have a limited and acceptable impact on the neighbouring properties. On this basis it is recommended for approval subject to conditions.
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RECOMMENDATION:

That the Development Manager be authorised to **GRANT PERMISSION** for application APP/25/00096 subject to:

- A) completion of the Section 106 Agreement to secure the requirements as set out in paragraph 7.34 above;
- B) Agreement of pre-commencement conditions; and
- C) The following conditions (subject to such changes and/or additions that the Development Manager considers necessary to impose prior to the issuing of the decision):
 - 1 The development must be begun not later than three years beginning with the date of this permission.

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.

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

Site Location Plan 25.01.00.01 A
Proposed Ground Floor Plan – Site Plan 25.01.100.00 A
Proposed First and Second Floor Plans 25.01.101.00 A
Proposed North-West Elevation (Rear) 25.01.102.00 A
Proposed South-East Elevation (Front) 25.01.103.00 A
Proposed Side Elevations 25.01.104.00 B
Supporting Letter of 28 February 2025

Reason: To ensure provision of a satisfactory development.

- 3 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.

PRECOMMENCEMENT

- 4 No development shall take place until a Noise Impact Assessment (NIA), accompanied by a statement of the acoustic design measures to be incorporated in the development (an “Acoustic Design Statement”), has been

submitted to and approved in writing by the Local Planning Authority.

The NIA and Acoustic Design Statement shall:

- 1) Demonstrate, through assessment and design details, that the development will achieve the following internal and external noise criteria in accordance with BS 8233:2014 'Guidance on Sound Insulation and Noise Reduction for Buildings', while maintaining compliance with Approved Document F (Ventilation) and Approved Document O (Overheating) of the Building Regulations:
 - a) Living rooms (daytime, 07:00–23:00): $\leq 35 \text{ dB } L_{Aeq,16hr}$
 - b) Bedrooms (night-time, 23:00–07:00): $\leq 30 \text{ dB } L_{Aeq,8hr}$
 - c) Bedrooms (night-time, 23:00–07:00): $\leq 45 \text{ dB } L_{AFmax}$ not to be exceeded more than 10 times per night
 - d) External amenity areas (daytime, 07:00–23:00):
 - $\leq 50 \text{ dB } L_{Aeq,16hr}$ as a desirable guideline value; and
 - $\leq 55 \text{ dB } L_{Aeq,16hr}$ as an upper guideline value where 50 dB cannot reasonably be achieved through proportionate mitigation.
- 2) Set out the acoustic design measures adopted in order of priority, having regard to the good acoustic design principles in ProPG: Planning & Noise (2017), including consideration of internal room arrangement, façade design, ventilation/overheating strategy, and, where necessary, external screening.

The approved scheme shall be implemented in full prior to the first occupation of the relevant dwellings and shall thereafter be retained and maintained for the lifetime of the development.

Reason: To ensure the residential amenity of the dwellings hereby approved is not impacted upon by any external noise levels and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011, Policy DM18 of the Havant Borough Local Plan (Allocations) 2014 and the National Planning Policy Framework.

- 5 No development shall take place until details of the proposed glazing, ventilation and, where necessary, cooling strategy, together with any measures for protecting external amenity areas, have been submitted to and approved in writing by the Local Planning Authority.

The submitted details shall demonstrate, by design specification and performance data, that:

- a) The dwellings are capable of achieving the internal ambient noise levels set out in BS 8233:2014 'Guidance on Sound Insulation and Noise Reduction for Buildings', and as required under Condition 4 of this permission, while maintaining compliance with Approved Document F (Ventilation) and Approved Document O (Overheating) of the Building Regulations; and

- b) External amenity areas will achieve noise levels consistent with the guideline values set out in BS 8233:2014.

The approved glazing, ventilation, cooling and amenity noise mitigation strategy shall be implemented in full prior to the first occupation of the relevant dwellings and shall thereafter be retained and maintained for the lifetime of the development.

Reason: To secure quality residential environment, in terms of internal noise levels in accordance with Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011, Policy DM18 of the Havant Borough Local Plan (Allocations) 2014 and the National Planning Policy Framework (2024).

- 6 No development shall commence, including demolition and site clearance works, until a Construction Management Plan (CMP), to include details of:

- (a) provision of boundary hoarding;
- (b) hours of operation;
- (c) means to control dust and emissions to air;
- (d) means to control noise and vibration

has been submitted to, and approved in writing by, the Local Planning Authority. The CMP shall be in accordance with the GLA's Supplementary Planning Guidance 'Control of Dust and Emissions during Demolition and Construction'. The development shall be constructed in accordance with the approved statement.

Reason: To ensure that the proposed development does not have a significant adverse impact on the amenities of nearby residential properties and to minimise the impacts on local air quality having due regard to policies DM10 and CS16 of the Havant Borough Local Plan (Core Strategy) and the National Planning Policy Framework.

- 7 No development shall start on site until a construction method statement has been submitted to and approved in writing by the Planning Authority, which shall include:

- (a) A programme of and phasing of demolition (if any);
- (b) The provision of facilities for contractor parking;
- (c) The arrangements for deliveries associated with all construction works;
- (d) Methods and phasing of construction works;
- (e) Access and egress for plant and machinery;
- (f) Protection of pedestrian routes during construction;
- (g) Location of temporary site buildings, compounds, construction material, and plant storage areas;

Reason: To ensure that the proposed development does not have a significant adverse impact on the amenities of nearby residential properties

having due regard to policies DM10 and CS16 of the Havant Borough Local Plan (Core Strategy) and the National Planning Policy Framework.

- 8 Construction of the development shall not commence until details of the proposed means of foul water drainage disposal have been submitted to and approved in writing by the Local Planning Authority in consultation with Southern Water. Unless agreed otherwise in writing by the Local Planning Authority, the development hereby permitted shall not be brought into use prior to the completion of the implementation of all such drainage provision in full accordance with such plans and particulars as are thus approved by the Authority in consultation with Southern Water and shall be retained as such thereafter.

Reason: To safeguard the amenities of the locality and ensure that all such drainage provision is constructed to an appropriate standard and quality and having due regard to policies CS16, CS19, and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

PRIOR TO OCCUPATION

- 9 The development hereby permitted shall not be occupied until:
- (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
 - (b) All measures necessary to meet the approved water efficiency calculation have been installed.

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.

- 10 No dwelling shall be occupied until a post completion noise survey has been undertaken by a suitably qualified acoustic consultant, and a report submitted to and approved in writing by the local planning authority. The post completion testing shall determine compliance with the Noise Impact Assessment and a method statement should be submitted to and approved by the local planning authority prior to the survey being undertaken. The post completion testing shall assess performance of the noise mitigation measures against the noise levels as set out in condition 4. The mitigation measures shall thereafter be retained at all times, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To secure quality residential environment, in terms of internal noise levels in accordance with Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011, Policy DM18 of the Havant Borough Local Plan (Allocations) 2014 and the National Planning Policy Framework (2024).

- 11 Prior to occupation, details of the planting for the proposed landscaping shall be submitted to and approved in writing by the Local Planning Authority. 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 final 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.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11, CS16, DM8 and DM9 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 12 No part of the development shall be first occupied until details of the type, siting, design and materials to be used in the construction of all means of enclosure including boundaries, screens or retaining walls, have been submitted to and approved in writing by the Local Planning Authority and the approved structures have been erected in accordance with the approved details. The structures shall thereafter be retained.

Reason: To safeguard the amenities of the locality and occupants and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 13 The development hereby permitted shall not be occupied or brought into use until details of the facilities for the storage and collection of refuse and recyclable materials have been submitted to and approved in writing by the Local Planning Authority. provided. The approved waste storage and

collection facilities shall thereafter be implemented in full accordance with such plans and particulars as are thus approved by the Local Planning and shall be retained and kept available for this purpose.

Reason: To ensure that adequate provision is made for the storage of refuse and recyclable materials and to comply with policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 14 The development hereby permitted shall not be occupied or brought into use until details of the facilities for the storage and parking of cycles have been submitted to and approved writing by the Local Planning Authority. provided. The approved cycle storage and parking facilities shall thereafter be implemented in full accordance with such plans and particulars as are thus approved by the Local Planning and shall be retained and kept available for this purpose.

Reason: In order to ensure that adequate cycle storage is provided to promote and encourage cycling as an alternative to use of the private motor car in compliance with policies CS16 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 15 The car parking and 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 and the National Planning Policy Framework.

- 16 The development hereby permitted shall not be brought into use until plans and particulars specifying the provision to be made for external lighting of the same have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in accordance with the approved details and thereafter retained.

Reason: To safeguard the amenities of the locality and in the interests of traffic safety and having due regard to policies CS1, CS8, CS16, and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

POST OCCUPATION

- 17 At all times following occupation of the development hereby approved, all measures for water usage within the submitted nutrient budget shall be maintained in the development in perpetuity.

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.

- 18 The rating level of the noise determined by the cumulative sound emissions of all items of plant shall be at least 5 dBA lower than the existing background noise level at any given time of operation. The noise levels shall be measured or predicted 1m externally to any window at the nearest residential façade. Measurements and assessment shall be made according to British Standard 4142:2014+A1:2019.

Reason: To obtain required sound insulation and prevent noise nuisance having due regard to policies DM10 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 19 The House in Multiple Occupation hereby permitted shall be occupied by a maximum of 13 residents whilst in use as a House in Multiple Occupation.

Reason: 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.

- 20 The Class E units hereby permitted shall not open to the public before 09:00 hours or remain so open after 22:00 hours.

Reason: To protect the amenities of nearby residential properties and having due regard to policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 21 Noise from plant, machinery or operations conducted on the premises shall not exceed 35 dB LAeq as measured within any habitable room of the residential accommodation above the premises between the hours of 07:00 to 23:00 and shall not exceed 30 dB LAeq at any other time.

Reason: To protect the amenities of occupiers of nearby premises and having due regard to policy DM10 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and National Planning Policy Framework.

- 22 No plant, machinery, or structures required for heating, cooling, ventilation or filtration purposes including kitchen exhaust systems shall be installed at the premises until and unless details of the external appearance and acoustic performance of the same have been submitted to and approved in writing by the Local Planning Authority. Thereafter any plant, machinery, or structures approved shall be fully implemented in accordance with the approved details and shall be retained and maintained for their designated purpose.

Reason: To safeguard the amenities of the locality and/or occupiers of neighbouring property and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

APPENDICES

- (A) Site Location Plan
- (B) Existing Plans and Elevations
- (C) Proposed Site Plan
- (D) Proposed Floor Plans
- (E) Proposed Elevations
- (F) Photos