

Mr D Brewer
79 London Road, Waterlooville,
Hampshire, PO7 7EL

Mr James Bengree
59 St Johns Rd, Hedge End,
Southampton, United Kingdom, So30
4DG

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

Application Number: APP/26/00150

Site Address: 79 London Road, Waterlooville, PO7 7EL

Proposal: 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 (14-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

Further to your application received on 5 March 2026 which was valid from 17 March 2026, 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>Highways Response Note by JB architectural Design Studio</p> <p>Swept Path Analysis – Proposed parking Area, June 2026</p> <p>Noise Mitigation Statement by B Architectural Design Studio dated June 2026</p>

	<p>Construction Method Statement, Rev 1, by B Architectural Design Studio dated June 2026</p> <p>Future Occupiers and Management Statement by B Architectural Design Studio dated 30.07.2026</p> <p>1:1250 Location Plan - Drawing Number 100.01 Rev A</p> <p>Proposed Elevations - Drawing Number 100.04 Rev A</p> <p>Proposed Ground Floor Plan - Drawing Number 100.01 Rev B</p> <p>Proposed First Floor Plan - Drawing Number 100.02 Rev B</p> <p>Proposed Second Floor Plan - Drawing Number 100.03 Rev A</p> <p>Existing & Proposed Street Scene - Drawing Number 100.06 Rev A</p> <p>Proposed Rear Site Plan – Parking, Visibility Splays & Swept Path Analysis - Drawing Number 100.01 Rev A</p> <p>Reason: - To ensure provision of a satisfactory development.</p>
3	<p>The House in Multiple Occupation hereby permitted shall be occupied by a maximum of 14 residents only, and in accordance with the Future Occupiers and Management Statement (FOMS), whilst in use as a House in Multiple Occupation.</p> <p>Reason: To accord with the terms of the application, 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>
4	<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>
5	<p>The car parking, cycle parking, servicing and other vehicular access arrangements shown on the approved plans to serve the development hereby permitted shall be made fully available for use prior to the development being first brought into use and shall be retained thereafter for their intended purpose.</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>

6	<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 HMO 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>
7	<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>
8	<p>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.</p> <p>Reason: To safeguard the amenities of the occupiers of the HMO above, and other nearby residential properties, having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.</p>
9	<p>The details provided in the hereby approved Construction Environmental Management Plan (CEMP) Rev 1 shall be implemented in full before the development hereby permitted is commenced and retained throughout the</p>

	<p>duration of construction. The development shall only be carried out in accordance with the CEMP so approved.</p> <p>Reason: 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>
10	<p>The development hereby permitted shall be implemented in full accordance with the approved Noise Mitigation Statement prepared by JB Architectural Design Studio, dated June 2026, unless otherwise first agreed in writing with the Local Planning Authority.</p> <p>Reason: To secure appropriate noise mitigation and sound insulation 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>
11	<p>Prior to the first occupation of any hereby approved HMO room, the following noise and sound insulation validation reports shall be submitted to and approved by the Local Planning Authority:</p> <p>Noise validation testing</p> <p>A noise validation report demonstrating compliance of the HMO with the following noise criteria:</p> <ul style="list-style-type: none"> i. Bedrooms (23:00–07:00): LAeq,8hr ≤ 30 dB ii. Bedrooms (23:00–07:00): LAFmax ≤ 45 dB, not exceeded more than 10 times per night. <p>For the purposes of assessing compliance with the L_{Amax,F} criterion, the noise validation report shall demonstrate that maximum noise levels are derived from measurements capable of capturing discrete noise events, with logging intervals no greater than 5 seconds</p> <ul style="list-style-type: none"> iii. Living rooms and bedrooms (07:00–23:00): LAeq,16hr ≤ 35 dB iv. Private amenity spaces (07:00–23:00): LAeq,16hr ≤ 55 dB <p>Internal noise levels shall be assessed with the approved ventilation strategy operating (e.g., trickle vents in the open position, or mechanical ventilation systems running). Such noise protection measures shall thereafter be maintained and operated in accordance with the approved scheme.</p>

	<p>Sound Insulation testing</p> <p>An internal sound insulation test report which demonstrates, through on-site pre-completion acoustic testing, that the separating floor/ceiling and wall construction between the commercial and adjacent residential areas shall achieve a minimum airborne sound insulation performance of 50 dB DnT,w + Ctr.</p> <p>The approved development shall not be occupied until the Local Planning Authority has confirmed in writing that the details submitted demonstrate compliance with the above standards. The sound insulation measures shall thereafter be permanently retained.</p> <p>Reason: To secure appropriate noise mitigation and sound insulation 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>
12	<p>Prior to occupation, details of the hard and soft landscaping for the rear courtyard 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 planter, 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>

Informatives:

1	<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>
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2	<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 were updated about issues, amended and additional information was requested and forthcoming, making your proposal acceptable.</p>

Other Important Information:

1.	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.
2.	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
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.

Paul Barton

Paul Barton

Interim Head of Planning

Havant Borough Council
10 August 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.