

DELEGATED OFFICER REPORT

Site Address: First Tier Tribunal Property Chamber, Havant Justice Centre, Magistrates Court, Elmleigh Road, Havant, PO9 2AL

Proposal: Replacement roof to include removal of roof lights; installation of solar array and associated edge protection and access ladders to roof. Installation of heating ventilation and air conditioning systems and flues.

Application Type: Full Planning Permission

Application No: APP/24/00879 Expiry Date: 27/01/2025

Applicant: The Secretary of State for Justice
Ministry of Justice

Agent: Mr Tubby Case Officer: Selina Donophy
AtkinsRealis

Ward: St Faiths

Recommendation: **GRANT PERMISSION**

1 **Site Description**

This application site comprises the First Tier Tribunal Property Chamber at the Havant Justice Centre /Magistrates Court located on the north side of Elmleigh Road, Havant. The site comprises a two storey, flat roof building with brickwork and stone panelling to the elevations. The site abuts the Police Station and Council owned car park .

2 **Planning History**

None relevant

3 **Proposal**

Replacement roof to include removal of roof lights; installation of solar array and associated edge protection and access ladders to roof. Installation of heating ventilation and air conditioning systems and flues.

4 **Policy Considerations**

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011
CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014
AL1 (Presumption in Favour of Sustainable Development)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Climate Change Coordinator
No comment received

Councillor Daniel Berwick
No comment received

Councillor Gillian Harris
No comment received

Councillor Phil Munday - St Faiths
No comment received

Environmental Health Manager, Community Group
Thank you for consulting the Environmental Protection Team on this application.
Please note this response relates to noise only. Please accept this response as confirmation that we have no observations to make.

Regards

Helen Le-Vallee
Environmental Health Officer
Environmental Protection Team
Havant Borough Council

Property Services Manager
No comment received

6 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: 65

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
Fantastic, well overdue and a good use of funds. Now HBC - where are your applications for similar installations across the Borough on your owned properties? We'll start with The Plaza!	Comment has been noted.

7 **Planning Considerations**

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

(i) Principle of development

7.2 The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria.

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

7.3 Works are proposed to upgrade the building including new insulation to the roof, the addition of solar panels and new staircases and protective palisade fencing to the flat roof areas. The protective fencing would be located on the flat roof areas of the magistrates building, with an access staircase to the south elevation surrounded by protective fencing as well as to the east and west elevations - to the south elevation would be a ladder providing access to the existing flat roof area . Solar panels are also proposed to the flat roof . The solar panels would not be highly visible due to the siting set within the main bulk of the roof. The proposed fencing is not considered to be harmful to the character of the building nor the wider character of the area .

(iii) Impact upon residential amenity

7.4 The site is located between the Telephone Exchange building and the Police Station and is sited away from residential properties.

(iv) Biodiversity Net Gain (BNG)

7.5 It is noted that this application is exempt from the requirements relating to Biodiversity Net Gain.

8 **Conclusion**

7.6 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.

9 RECOMMENDATION:

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/24/00879 subject to the following conditions

- 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:

25 Oct 2024 DR005 PROPOSED ELEVATIONS
25 Oct 2024 DR002 PROPOSED ROOF PLAN
5225905-ATRL-XX-XX-SH-ME-535003_P01 SCHEDULE OF LOUVRES
5225905-ATRL-XX-XX-SH-ME-535002_P0 SCHEDULE OF DOOR
TRANSFER GRILLES
5225905-ATRL-XX-XX-SH-ME-535001_P0 SCHEDULE OF GRILLES AND
DIFFUSERS
5225905-ATRL-XX-XX-SH-ME-535000_P01 PROPOSED SCHEDULE OF
MVHR
5225905-ATRL-XX-00-DR-ME-531000_P0 GROUND FLOOR -
VENTILATION LAYOUT
25 Oct 2024 HAVANT JUSTICE CENTRE PLANNING STATEMENT

Reason: To ensure provision of a satisfactory development.