
Site Address:	BT Telephone Exchange, Elmleigh Road, Havant, PO9 2AL		
Proposal:	Installation of 4No. ventilation louvers at 1st floor level.		
Application No:	APP/14/00936	Expiry Date:	10/11/2014
Applicant:	British Telecom	Team:	Team 1
Agent:	Mr Crawford	Case Officer:	Daniel
	Eaton Williams		Gender-Sherry
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The BT Exchange building is sandwiched between Havant police station and the residential dwellings of Elm Park Road.
- 1.2 The building is rather dated in appearance and has numerous existing louvers at both ground and first floor level on the north-east and north-west elevations.

2 Planning History

None relevant

3 Proposal

This application seeks permission for the installation of 4 ventilation louvers on the 1st floor of both the north-east and north-west elevations.

4 Policy Considerations

National Planning Policy Framework

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

Havant Borough Local Plan (Allocations) July 2014

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

5 Statutory and Non Statutory Consultations

Environmental Health Manager, Community Group
No objection 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: 54

Number of site notices: At least one site notice exists - check the number.

Statutory advertisement: Not applicable.

Number of representations received: 0

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 streetscene
- (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 streetscene

7.3 The proposed louvers are located in the north-east and north-west elevations which overlook Havant police station and Brooke House respectively. In addition to these two immediate neighbours the proposed louvers would be visible from the Civic Officers car park and partially visible from Elm Park Road, albeit from an acute angle.

7.4 It is considered that the impact upon these areas will be minimal considering the minor proposed changes and given the existing commercial use of the BT Exchange building remaining unaltered. It is considered that the addition of 4 extra louvers will not significantly harm the amenity of the surrounding area.

(iii) Impact upon residential amenity

7.5 The west elevation of Brooke House will have partial views of the proposed louvers on the north-east elevation, however it is considered that the installation will cause minimal harm. In addition no representations were received from any of the consulted residents of Brooke House.

8 Conclusion

It is considered that the proposed will have a minimal impact upon the police station or car park users for the reasons above and in light of there being no objections raised from the residents of Brooke House, it can be considered that the impact to these neighbours is acceptable, especially given the minimal extent of alterations proposed. It is recommended that permission is granted.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00936 subject to the following conditions

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date on which this planning permission was granted.
Reason: To comply with 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:

Elevations & Building Plan, drawing number NCG027 - Q02, received by the Council 15 September 2014

Reason: - To ensure provision of a satisfactory development.