

DELEGATED OFFICER REPORT:**Application Ref:** F/26/101703**Site Address:** GROUND FLOOR, OAKMOUNT HOUSE, OAKMOUNT ROAD,
CHANDLER'S FORD, EASTLEIGH, SO53 2LH**Case Officer:** Clare Martin**Description:** Change of exterior decoration to previously approved external duct
(under F/24/97213)

Particular Site Constraints?	Yes ☒	No ☐
• Within Urban Edge • Within Chandlers Ford Local Centre • Adjacent to a Grade II Listed Building – Chandlers Ford Library • Adjacent to strategic footpath, cycleway and bridleway link		

Planning History?	Yes ☒	No ☐
• Z/15006/000/00 - 3 storey office block – Permitted (Oct 1974) • F/24/97213 - Alteration to A/C units and installation of extractor duct to South elevation – Permitted (June 2024)		

Publicity:	Letters ☒	Site Notice ☒	Newspaper ☐
Representations:	None		
Built Heritage Consultant:	<u>Comment</u> <i>Context</i> This building is particularly prominent in the most central position at the heart of Chandlers Ford, situated on the corner of the main road junction with Oakmount Road, with a commanding view of both Winchester Street and Oakmount Road together with the Fryern Centre on the opposite side of Winchester Street. Built as a commercial office block in brick with Lloyds bank on the ground floor, it was the tallest building in the vicinity and clearly seen on three sides including that facing its car park, which although the rear from Winchester Street is a side from Oakmount Road and is clearly visible as one proceeds along Oakmount Road toward the junction from as far back as the entrance to Waitrose customer car park approximately 90m away. Not only is this elevation clearly visible from Oakmount Road but it faces the end elevation and a pedestrian entrance to Chandlers Ford Library which is a Grade II listed building and therefore has a detrimental affect on the setting of this designated heritage asset. <i>The Proposal</i> In planning permission F/24/97213 it was agreed that the bright shiny tubular extract duct be hidden in a rectangular cladding to match that of the rooftop tank room which never materialised, leaving this dreadful carbuncle to impair the setting of a the only designated heritage asset in the middle of Chandlers Ford.		

	The claim made by the installers that the proposed rectangular cladding would have a negative impact on the performance and maintenance of the duct is questionable, particularly as virtually all ducts one sees deteriorate and look even worse with time, often with rust, until removed. 'Fitted and forgotten' appears to be the mantra, apart from the fan unit. While there was a proposal to change the ducting for a self-coloured version, it now appears to be a decoration scheme to match the other cladding. This will no doubt need to be a specialist coating on a well prepared surface in order to remain in situ and not start coming off and looking tatty. <i>Conclusion</i> Without the evident will to pursue the previously approved scheme, this is a second best solution that will at least be an improvement on the existing situation.
Parish Council:	No response

Site Visit:	Yes ☒	No ☐
Details: Carried out 26/8/26		

Pre-commencement Conditions:	Yes ☐	No ☒
Details:		

Legislation:
Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:- <i>"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."</i> In addition, the proposal affects a Listed Building or its setting and section 66(1) of the Planning (Listed Building & Conservation Areas) Act 1990 states: <i>"In considering whether to grant planning permission for development which affects a Listed Building or its setting, the Local Planning Authority ... shall have regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses".</i>

Policy:
National Planning Policy Framework (August 2026): This sets out <u>National Decision Making Policies (NDMP)</u>, the most relevant are: S3 (sustainable development), S4 (development within settlements), DP3 (well designed places), P3 (pollution) & HE6 (heritage assets). Planning Practice Guidance Development Plan:

The Eastleigh Borough Local Plan 2016-2036 The most relevant policies are Strategic Policies S1 and S2; and Development Management policies DM1 (general development), DM8 (pollution) and DM12 (heritage).

Supplementary Planning Documents: Quality Places.

Planning History and Proposal:

In June 2024, planning permission was given to install an extraction duct to discharge cooking odours at roof level from the ground floor café (F/24/97213). The duct was installed on the south-eastern side of the three-storey building and was originally planned to be encased in rectangular cladding to match the colour of the building. However, it was discovered that the cladding would have a negative impact on the performance & maintenance of the duct, causing a loss of performance and creating a potential nuisance. The silver stainless steel duct was therefore installed without the approved cladding.

The current proposal is to paint the existing duct to match the colour of the cladding on the existing building.

Assessment:

Principle

The site is located within the urban edge, where development proposals should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects (as set out in NDMP S4). These effects include the developments impact on the character and appearance of the locality and upon heritage assets.

Character, Appearance and Impact on Heritage Asset

NDMP DP3 of the National Planning Policy Framework and Policy DM1 of the Local Plan requires development to take full and proper account of the context of the site (including the character and appearance of the locality), and be compatible with adjoining uses and be well integrated with these (in terms of mass, scale, materials, layout, density, design and siting) both in itself and in relation to adjoining buildings, spaces and views.

The site is also on the approach to Chandler's Ford Library, which is a grade II Listed Building. NDMP HE6 of the National Planning Policy Framework and Policy DM12 of the Local Plan states when considering the potential effect of a development proposal on the significance of a designated heritage asset, substantial weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be).

The site occupies a prominent position within Chandlers Ford village centre with the buildings side elevation clearly visible from the main Oakmount Road and from the footpath directly alongside the site. The side elevation is marked by a plethora of air conditioning units along the ground floor of the building and the tall duct running vertically up the side of the three storey building. The silver colour emphasising the structure and making it extra prominent from both close up and longer distance views.

While cladding the duct is preferable, painting it to match the brown of the building will at least help it to better integrate with the existing structure. This is important given the footpath at the side of the building leads to a grade II listed building (Chandlers Ford Library) and therefore affects the approach to the heritage asset.

In summary, the proposed is considered an improvement on the current situation and so will benefit the character and appearance of the locality and the setting of the heritage asset. In this regard the proposal complies with the planning policies.

Other Considerations

- The development accords with guidance set out in the 'Quality Places' SPD in that there will be no unacceptable impact on the amenity of the neighbouring properties (in terms of unacceptable loss of outlook or increase in noise).
- There will be no adverse impact upon trees or other natural features worthy of retention.
- There are no likely significant impacts on the Special Protection Areas.

Equalities Act:

Section 149 of the Equalities Act 2010 created the public sector equality duty.

Section 149 (1) states:

A public authority must, in the exercise of its functions, have due regard to the need to:

- (a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
- (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
- (c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

When making policy decisions, the Council must take account of the equality duty and in particular any potential impact on protected groups.

It is considered that this application does not raise any equality implications.

Climate Change:

In July 2019, the Council declared a Climate Change and Environmental Emergency. In doing so it agreed, among other things, to: (a) put in place measures to ensure the Council's own operations and functions achieve carbon neutrality by 2030; (b) work with partners to aim for all projects and services delivered in the Borough to achieve carbon neutrality by 2030; (c) ensure that the Council's procurement policy recognises carbon neutrality as one of its primary considerations; and (d) recognise the urgency of action to mitigate and adapt to climate change in every decision taken by the Council. This is underpinned by the Climate and Environment Emergency Strategy 2020–2030 and the supporting Climate and Environmental Emergency Action Plan – Update June 2020.

The declaration of the Climate Change and Environmental Emergency demonstrates a strong commitment from the Council to achieve net zero. The NPPF, development plan and plan policy do not set this as a specific target, but it is a material consideration to be considered alongside all other material considerations. In any case addressing climate change is a core part of the NPPF and plan policy. The need to support the economy is part of the Strategic Environmental Assessment for the Local Plan, as is an assessment of climate impacts.

The NPPF aims for the need for housing to be met, and Policy S2 of the Adopted Local Plan sets a target for 14,580 dwellings to be provided by 2036. The NPPF, Policies S1, DM2 and DM3 of the Adopted Local Plan and energy and water elements of the adopted Environmentally Sustainable Development SPD require development to be sustainable in terms of resource use, climate change and energy use. When considering the impact of climate change, the proposed development is expected to be resilient to the potential effects of climate change and is expected to reduce/limit impacts on climate emissions as a result of the development or its use.

Conclusion:		
Recommendation:	PERMIT ☒	REFUSE ☐
Comments ...		