

DELEGATED OFFICER REPORT

Application Ref: F/24/96768

Site Address: HSBC HOUSE, MITCHELL WAY, EASTLEIGH, SO18 2XU

Case Officer: Rebecca Altman

Description: Refurbishment of office building to include construction of extension to ground floor entrance lobby and installation of solar panels to roof (amended description)

Particular Site Constraints?	Yes ☒	No ☐
- Urban Edge - Aviation Safeguarding - Gas Pipeline beneath site - Surface Water flood risk along Mitchell Way - Within Network Rail consultation area - Archaeology green buffer area - Existing employment site (DM15 – part of site only) - Within Policy E9 area (Southampton Airport Boundary)		

Planning History?	Yes ☒	No ☐
- F/15/76375 – installation of AHU inlet and outlet louvres in west elevation – permission 22/06/2015 - F/05/53996 – office building with three storeys of offices, basement parking (23 spaces), roof top plant room and access off Mitchell Way – permission 08/08/2005		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None received.		
Eastleigh Town Council:	No objection.		
Urban Design Officer:	No objection. The design is generally acceptable. Full details/samples of materials should be secured by condition.		
Ecologist:	The green wall and planting are good biodiversity enhancements. Potential issue with planting on the roof terrace if it attracted birds. Recommend planting plans are conditioned.		
Landscape Officer:	Plant species for the green wall needs careful consideration. It will need to be robust and ensure plants are chosen that can withstand windy conditions, as well as pollution from cars and the nearby airport. Consideration also needs to be given to watering and maintenance. Recommend conditions for landscaping, planting and maintenance plan. The roof terrace and roof pod have the potential to be attractive spaces for users of the building. However, the planting proposals for this area are unclear. Query as to whether any lighting is proposed.		
Southern Gas:	Advice provided for the applicants attention.		
Network Rail:	Advice provided for the applicants attention.		

Scottish and Southern Electric:	Advice provided for the applicants attention.
Southampton Airport:	No objection. The proposal does not conflict with aerodrome safeguarding criteria.

Site Visit:	Yes ☒	No ☐
Details: 7 February 2024. Photographs on file.		

Policy: National Planning Policy Framework Planning Practice Guidance Development Plan: The <u>Eastleigh Borough Local Plan 2016-2036</u> The most relevant policies are: S1, DM1, DM2, DM11, DM14, DM15 and E9.
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Assessment: Site and proposal HSBC House is a vacant four-storey office building located on the west side of Mitchell Way, within an industrial area to the south of Southampton Airport. The railway line and the Wide Lane road bridge lie to the west of the site and surrounding buildings include a Premier Inn to the south, Royal Mail centre to the east and Southampton Airport Parkway Station to the north-west. The application as originally submitted was for the construction of a ground floor extension to the entrance lobby (within the existing undercroft), along with the construction of a new roof pod to create a roof level terrace. However, during the course of the application, the plans were amended to remove the roof pod and terrace proposals. The scheme is now just for the ground floor entrance extension, and solar panels to the roof. The existing entrance lobby is located in the south-east corner of the building and the extension would increase its footprint by approximately 47m², by extending northwards into the existing undercroft parking area. The walls of the extended entrance lobby would be constructed of a curtain walling system similar to the existing building. The aim of the proposal is to create a more usable and welcoming entrance to the building, with an active frontage to Mitchell Way. A green wall is also proposed along the western and eastern elevations of the undercroft parking area. Principle of the proposal The site lies within the boundary of Southampton Airport, where Policy E9 supports airport related development proposals, and partly within an existing employment area defined under Policy DM15, which supports B2, B8 and Class E research and industrial uses. Whilst the proposal does not relate specifically to any of the development types referred to in Policies DM15 and E9, the proposed works would bring the vacant office building back into viable use, which is considered acceptable in principle and beneficial to the local economy. Design and visual impact The new entrance has been designed to improve its legibility and usability, with an entrance fronting onto Mitchell Way rather than into the undercroft. The new lobby would also provide wheelchair accessibility. The extension would be constructed of materials to

match the existing building (curtain walling system), and would have little impact on the overall appearance of the building within the streetscene.

The proposals also include a new green wall at ground floor level on the east elevation, and solar panels to the roof. The green wall would screen the undercroft parking and enhance the appearance of the building from street level, and the solar panels would not have a significant impact on the visual appearance of the building. A Glint and Glare Assessment has been submitted to demonstrate that glare from the solar panels would have no impact on the operation of Southampton Airport and a low impact on the nearby M27 motorway (which does not require mitigation). Southampton Airport has confirmed no objection. The proposals are considered acceptable in accordance with Policy DM1 of the Local Plan.

Landscape and ecology matters

The Council's Landscape and Ecology Officers have both commented on the positive benefits of the green wall in improving the visual appearance of the building and enhancing biodiversity. The Landscape Officer has commented that the species to be used for the green wall would need to be carefully considered to ensure it is robust and can withstand the conditions of the site. Full details of the planting proposals would be requested by condition.

Access and parking

The proposals would not alter the vehicle access to the site, which is from Mitchell Way with parking at ground floor level beneath the building. Whilst the original planning permission for the offices referred to 23 parking spaces, the existing ground floor plans confirm that there are currently 22. The proposed entrance extension would result in the loss of 1 space, leaving a total of 21 spaces.

It was noted on site that parking in the area is tightly controlled, with private and pay and display car parks for existing buildings and little opportunity for on-street parking. The proposals would not change the use of the building or result in any significant extension in floorspace or intensification of the use. It is therefore not considered that the loss of 1 parking space would result in any significant impact in terms of overspill parking or highway safety concerns in this location.

Archaeology

The site lies in an area where there is some archaeological potential. However, the works would involve an extension within an undercroft beneath an existing office building, where ground disturbance will previously have taken place in the buildings original construction. The works are therefore not likely to impact on archaeology. The Hampshire Archaeologist has confirmed agreement with this conclusion.

Climate change and sustainable construction

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 2025; (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 adopted local 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 local plan policy. The need to support the economy is part of the Strategic Environmental Assessment for the adopted local plan, as is an assessment of climate impacts.

The NPPF, Policies S1, DM2 and DM3 of the 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. The proposal is part of a wider refurbishment of the building with one of the aims being to enhance its energy performance. The proposals are therefore considered to accord with climate change policy objectives.

Equalities Implications:

Section 149 of the Equalities Act 2010 created the public sector equality duty. Section 149 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. The proposed works to the entrance lobby would provide wheelchair access, enhancing the accessibility of the building.

Conclusion: The proposed works are acceptable in terms of design and would have no adverse impact on the character or amenity of the area. The proposals accord with relevant planning policy.

Recommendation:

PERMIT ☒

REFUSE ☐

Conditions:

1. The development hereby permitted shall start no later than three years from the date of this decision.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be implemented in accordance with the following plans numbered:

Proposed Plans:

- Location Plan 1:1250
- 1103-PL-A (Proposed Location Plan)
- 2001-PL-C (Proposed Site Plan)
- 4001-PL-C02 (Proposed East Elevation)
- 4002-PL-C02 (Proposed West Elevation)
- 4003-PL-C02 (Proposed South Elevation)
- 4004-PL-C02 (Proposed North Elevation)
- 3001-PL-P03 (Proposed Ground Floor GA Plan)
- 3002-PL-P04 (Proposed First Floor GA Plan)
- 3003-PL-P02 (Proposed Second Floor GA Plan)
- 3004-PL-P02 (Proposed Third Floor GA Plan)
- 3501-PL-C03 (Proposed Roof Plan)

- 5001-PL-C02 (Proposed Long Section 1)
- 5002-PL-C02 (Proposed Cross Section 1)
- 5003-PL-C02 (Proposed Cross Section 2)
- 9103-PL-C01 (Proposed External Elevated View 1)
- 9101-PL-C01 (Proposed External Street View 1)
- 9102-PL-C01 (Proposed External Street View 2)

Existing Plans:

- 1001-PL (Existing Site Plan)
- 1012-PL-P01 (Existing First Floor Plan)
- 1013-PL-P01 (Existing Second Floor Plan)
- 1014-PL-P01 (Existing Third Floor Plan)
- 1015-PL-P01 (Existing Fourth Floor Plan)
- 1016-PL-P01 (Existing Roof Plan)
- 1017-PL-P01 (Existing East Elevation)
- 1018-PL-P01 (Existing West Elevation)
- 1019-PL-P01 (Existing South Elevation)
- 1020-PL-P01 (Existing North Elevation)
- 1021-PL (Existing Cross Section 1)
- 1022-PL (Existing Long Section 2)
- 1011-PL-PL01 (Existing Ground Floor Plan)
- 1023-PL (Existing Street View 1)
- 1024-PL (Existing Street View 2)
- 1025-PL (Existing Elevated View 1)

Reason: For the avoidance of doubt and in the interests of proper planning.

3. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match in type, colour and texture those used on the existing building.

Reason: To ensure a satisfactory visual relationship between the new development and the existing, in accordance with Policy DM1 of the Eastleigh Borough Local Plan (2016-2036).

4. Prior to the installation of the green wall hereby permitted, full details of plant species and maintenance proposals shall be submitted to and approved in writing by the Local Planning Authority. The green wall shall thereafter be installed and maintained in accordance with the approved details.

Reason: To ensure that the plant species are suitable for the location and that the green wall is properly maintained in the interest of visual amenity, in accordance with Policies DM1 and DM11 of the Eastleigh Borough Local Plan (2016-2036).

5. Prior to the installation of any external lighting, full details shall be submitted to and approved in writing by the Local Planning Authority. Lighting shall thereafter be installed in accordance with the approved details.

Reason: In the interest of visual amenity, in accordance with Policy DM1 of the Eastleigh Borough Local Plan (2016-2036).