

DELEGATED OFFICER REPORT

Application Ref: F/24/97276

Site Address: HIGHFIELD COURT, TOLLGATE, CHANDLER'S FORD, EASTLEIGH,
SO53 3TY

Case Officer: Gary Osmond

Description: Replacement of existing single storey enclosed entrance lobby with new open sided single storey canopy structure and over-cladding of existing architectural blockwork at second floor level to north-west, part south-west and north-east elevations.

Particular Site Constraints?	Yes ☒	No ☐
- Within the urban edge - Within an identified employment zone		

Planning History?	Yes ☒	No ☐
Z/04513/083/00 – Construction of office block with car parking and landscaping with access off Tollgate – Approved Nov 1998		
Z/04513/050/00 – Outline: Development for offices, high tech / light industry and research – Granted July 1987		

Publicity:	Letters ☒	Site Notice ☒	Newspaper ☐
Representations:	None received.		
Eastleigh Town Council:	No comments received.		

Site Visit:	Yes ☐	No ☒
Details: A site visit was not considered necessary given the nature of the proposals and availability of recent photographs via Google Street View (see separate photographs).		

Policy:
National Planning Policy Framework Planning Practice Guidance
Development Plan: The <u>Eastleigh Borough Local Plan 2016-2036</u> The most relevant policies are Strategic policies S1, S2 & S4; and Development Management policies DM1, DM2, DM11, DM13, DM14 & DM15.
Supplementary Planning Documents: Quality Places; Character Area Appraisals

Assessment:
Site & Area Context: The application site is a three-storey purpose built office block of a typical 1990s design. Its footprint is 'T' shaped, with the lower two floors finished in red brick and the top floor in a buff block, all under a pitched roof. To the sides are a pair of external steel fire escape stairs, together with a pitched roof entrance porch to the front. The site is surrounded by car parking and landscaping and is generally flat and level. The site sits within an identified employment site and is surrounded on three sides by other two, three and four storey office buildings of varying sizes. To the south-east is the M3 motorway.

Proposals:

The application seeks consent to replace the existing main entrance porch with a more modern version, change the colour of the window frames and external fire escape stairs from white to grey, together with installing cladding the top floor over the existing buff brickwork.

Policy & Principle:

The application site lies within the urban edge where the basic principle of development is considered acceptable, with any planning approval being based upon how well the proposals is considered to accord with the relevant policies of the adopted Local Plan. The most relevant policy in this instance is DM1 which requires all proposed development to meet an acceptable quality of design, to be appropriate for the site context and that of the surrounding area, and to ensure minimal impact upon the amenity of neighbouring occupiers, uses and the locality. It also requires natural features worthy of retention to be protected together with a number of other requirements.

The site also is within an identified employment area where Policy DM15 applies. This policy supports the continued use of these sites for employment purposes – predominantly B2, B8 and E (g)(ii)/(iii). In the case of this application, there will be no change to the office use of the site, rather it will be a visual update of the building. In principle therefore, that proposed is acceptable.

Form, Scale, Layout, Design, Street Scene & Area Character:

In terms of the physical scale and form of the building there will be no change, other than to the entrance porch. The proposed external works will improve the appearance of the building by giving it a more modern updated look and are considered to be acceptable in this respect. Equally, in terms of the street scene and general character of the locality, that proposed raises no issues of concern and accords with the requirements of Policy DM1 and the 'Quality Places' SPD.

Access, Parking & Highways:

The proposals do not include any alterations to the site access or parking provision. There would be a minor change to the position of two disabled spaces to the front of the building, but these will still be retained and located adjacent to the main building entrance.

As there would be no change to the use of the building and no increased floor space, it is not envisaged that there would be any additional highway impact as a result of that proposed.

Amenity:

There are no sensitive uses near to the site which would be impacted by the proposed works. Whilst there are residential properties within the locality, these are separated from the site by a busy motorway or other office buildings. For this reason it is not considered necessary to require the submission of a CEMP or restrict construction working hours.

Nature Conservation:

The proposals are not expected to have any adverse impact upon existing local habitat or biodiversity. They do, however, include some new landscape planting as part of the new entrance area, including a sedum roof. With an appropriate selection of plant species, this will provide a modest biodiversity enhancement.

Due to the nature of that proposed and its minor scale, there is no requirement to achieve/secure any biodiversity net gain.

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 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.

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. Whilst the office block is not very old, its refurbishment will help to ensure it remains fit for purpose and will contribute to the area's sustainability.

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

Conclusion:

Recommendation:	PERMIT ☒	REFUSE ☐
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For the reasons set out above, the application is recommended for approval subject to conditions relating to the following:

- Approved drawings
- Commencement within three years
- Materials