

DELEGATED OFFICER REPORT

Application Ref: F/24/97213

Site Address: OAKMOUNT HOUSE, OAKMOUNT ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 2LH

Case Officer: Rachael Morris

Description: Alteration to A/C units and installation of extractor duct to South elevation

Particular Site Constraints?	Yes ☒	No ☐
• Within the urban edge • Eastleigh Town, District and Local Centres and Neighbourhood Parades • Adjacent to strategic footpath, cycleway and bridleway link • Adjacent to a listed building (Chandler's Ford Library)		

Planning History?	Yes ☒	No ☐
• Z/15006/000/00 - 3 storey office block – Permit – Oct 1974 • Z/15006/001/00 - change of use of ground floor offices to retail electrical showrooms – Permit – Apr 1979 • Z/15006/002/00 - Change of use of ground floor from offices to commercial display use – Permit - Oct 1979 • Z/15006/004/00 - Change of Use of Parts of Ground Floor to Estate Agents Offices – Permit – Sept 1986 • A/15006/005/00 - Display of Non-Illuminated Fascia Sign at Second Floor - Consent to advert display – Oct 1990 • Z/15006/006/00 - Change of Use of Ground Floor to Bank and Installation of Cashpoint on Winchester Road Frontage – Permit – Sept 1997 • A/15006/007/00 - Display of Internally Illuminated Fascia Sign and Internally Illuminated Projecting Sign – Consent to advert display - Sept 1997 • A/15006/008/00 - Display of Internally Illuminated Fascia and Projecting Signs - Consent to advert display – Dec 1998 • A/15006/009/00 - Display Of 1no. Internally Illuminated Surround to Existing ATM - Consent to advert display – Apr 2003 • F/06/58095 - External access ramp – Permit – Nov 2006 • A/07/61188 - Installation of internally illuminated fascia sign and 2 no internally projecting signs - Refuse advert display – Nov 2007 • A/08/61979 – Display of 1 no internally illuminated fascia sign and 2 no illuminated projecting signs – Refuse advert display – Mar 2008 • A/08/62668 - Display of 1no internally illuminated fascia sign and 1no illuminated projecting sign - Consent to advert display – Jun 2008 • A/13/72327 - Display of 1no. Internally illuminated fascia sign, non-illuminated pinned on letters, 2no. Internally illuminated projecting signs and 1no. Internally illuminated ATM surround – Consent to advert display – May 2013 • LDC/24/97220 - Lawful Development Certificate for Proposed Use Class E (b) as a Cafe for consumption of food mainly on the premises – Certificate issued – May 2024 • A/24/97222 - Fascia signs to the North/West elevations – Withdrawn – May 2024		

Publicity:	Letters ☒	Site Notice ☒	Newspaper ☒
Representations:	None		
Parish Council:	No Comment		
Built Heritage Consultant:	<u>16/05/2024:</u> This solution would be an acceptable compromise and look far better than the initial proposal, so I withdraw my holding objection to No Objection. As there are four other cafes and a pub within a 70m radius of this property, one does wonder how long it will survive for, so I suggest a		

	condition that the extract ducting be removed if and when the cafe ceases to exist. <u>14/05/2024:</u> In order to service the new kitchen and cold room some of the ungainly clutter of air conditioning units on what is referred to as the rear elevation (which from Winchester Street it is but is a side elevation to Oakmount Road) facing south, is to be slightly revised in order to accommodate two larger new units and an industrial size extract duct rising to the roof top. While the new A/C units are a marginal improvement, bringing a little more order and cohesion to the collection, the bright shiny duct stretching some 6.5m high and approximately 700mm square on such a prominent elevation will have a detrimental effect, not only to the building itself but the whole area around this end of Oakmount Road and the setting of the listed building. Three options come to mind 1. The best would be to take it up through the building but that obviously is not practical. 2. Take it up the east elevation which would be more direct and therefore cheaper but there will be airspace issues as presumably the boundary is the outer face of the wall or 3. Hide it in cladding that is the same as the rooftop lift and plant housing and over the stair window. This south elevation of the building is bad enough with all the various a/c units cluttering it, but the proposed extract vent of an industrial nature has no place here in such a prominent position, particularly next to a listed building. Holding objection.
Ecology:	There are records of bats and nesting swifts extremely close to this site. Bats and nesting birds do use urban features and are using nest/roost sites in similar buildings in the immediate area. The area around the building is completely paved. The extractor fan and duct work are all on the elevation of the building so not changing the floor space or impacting any priority habitat. Biodiversity enhancements are still required in accord with Local Plan policy DM11. A bat box/brick and a swift box/brick may be appropriate as enhancements for this building. They must be located in areas of the building where they will not be disturbed by the A/C units and extractor duct.
Environmental Health:	It is not clear from the submitted details where the closest residential receptors are located making it difficult to assess risk. Broadly however, it appears that the only significant plant change would be the introduction of a cooking extract system. The position of the flue terminus is good for aiding dispersion of odours; so I have no principled concerns. I would, however, recommend that any consent should be conditional upon approval of the detailed design of the cooking extract system. The submission should include a schematic showing the position of the fan and its sound power level and the grease; particulate and odour abatement technology to be installed; the position of residential receptors.

Site Visit:	Yes ☒	No ☐
Details: 17/05/2024		

Policy:
National Planning Policy Framework 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, DM8, DM11, DM12, DM14, DM21 and DM22.

Supplementary Planning Documents:

Quality Places; Residential Parking Standards; Character Area Appraisals.

Legislation

The proposal affects a Listed Building or its setting and section 66(1) of the Planning (Listed Building & Conservation Areas) Act 1990 states:

“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 reserving the building or its setting or any features of special architectural or historic interest which it possesses”.

Assessment:

The development is considered acceptable and complies with policies DM1, DM8, DM11, DM12, DM14, DM21 and DM22 from the 2016-2036 local plan, in that:

Principle and policy

- The development is within the urban edge where the principle of development is acceptable.
- Policy DM1 states that all new development should not have an unacceptable impact on, and where possible should enhance residential amenities of both new and existing residents, the character and appearance of urban areas, the countryside and the coast; biodiversity and the significance of heritage assets. In addition, it should take full and proper account of the context of the site including the character, appearance and land uses of the locality or neighbourhood, 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. Where adjoining development is poor in urban design terms, new development should contribute to improving the character of the area.
- Policy DM8 states that development will not be permitted if it is likely to cause loss of amenity or impact on public health or other unacceptable environmental impacts through air pollution (including odours or particulate emissions); pollution of surface, underground, coastal waters or other watercourses; noise or vibration; light intrusion, both generally and with respect to the South Downs National Park's status as an International Dark Night Skies reserve; or land contamination
- Policy DM12 states that development of a heritage asset or within its setting will be permitted provided it does not harm or detract from the significance or special interest of the asset and sustains and enhances its special character and qualities.

Site and surroundings

- This building is particularly prominent in the most prominent position of Chandlers Ford centre, situated as it is on the corner of the main road junction, it has 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 property in brick, it is 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 travelling along Oakmount Road toward the road junction.
- Not only is this elevation clearly visible from Oakmount Road but it faces the end elevation of Chandlers Ford Library which is a Grade II listed building and therefore this affects the setting of a designated heritage asset.

Design and layout

- The proposed alteration to the A/C units and installation of extractor duct would suit the host building. The ducting has been amended through the application process to be clad in standing seam metal to match existing detail to atrium / stairs of side elevation. This is supported by the build heritage consultant and will result in an acceptable finish to this elevation, as seen from the street scene and glimpses from the listed building (Chandlers Ford Library). As a result, the proposal is in accordance policy DM1 and DM12.
- The design and layout respect the character and appearance of the locality. AC units and extractor ducting is a well-established feature of the locality where cafes and associated equipment is commonly seen. However, due to its relatively sensitive location, a condition has been placed on the decision to ensure the equipment can be removed if it becomes redundant.

Other material considerations

- The environmental health team have offered a no objection to the proposal subject to a condition requiring the detailed design of the cooking extract system.
- The proposed development must have a biodiversity enhancement in order to accord with policy DM11 and this has been conditioned to provide a bat box or swift bird box.
- The application would be exempt from providing 10% Biodiversity Net Gain (BNG) on the De Minimus exemption because it is not adding floorspace, does not impact a priority habitat and impacts less than 25 square metres (e.g. 5m x 5m) of non-priority onsite habitat (such as modified grassland) or 5m for non-priority onsite linear habitats (such as native hedgerows).
- There will be no adverse impact upon trees or other natural features worthy of retention.
- There are no likely significant impacts on the SPA.

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.

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 ☐

Comments ...