

Address: Prospect Park Hospital, Honey End Lane, Reading

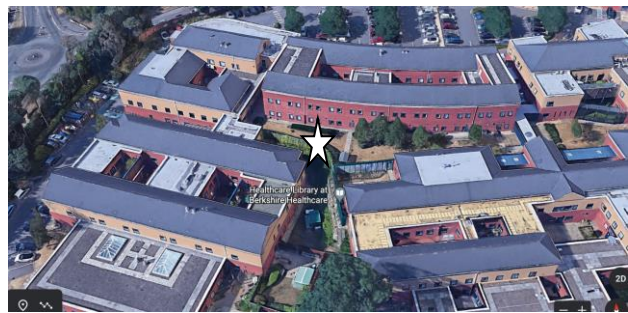
Application No: 211688/FUL

Proposal: Replace existing timber fence with 3.25m high 'anti-climb' metal fencing with roll barrel on top

Case Officer: James Schofield

Site Description and Surrounding Area:

The application site (dotted red line) is within Prospect Park Hospital, located roughly central to the site, which is adjacent to Prospect Park and has road boundaries to Honey End Lane. There are some trees close to the proposed site, but these are not included in any of the TPOs covering the hospital site.



Star= location

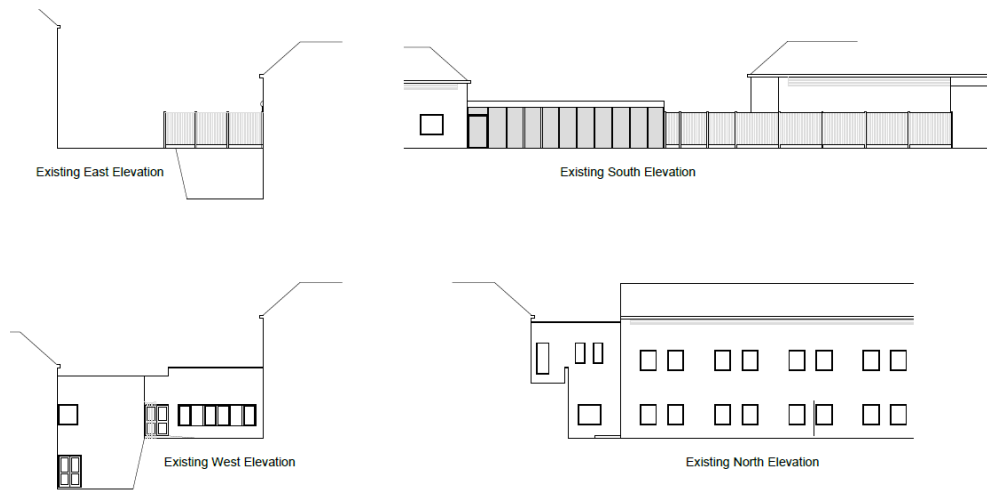


Photos of existing timber fencing to be replaced

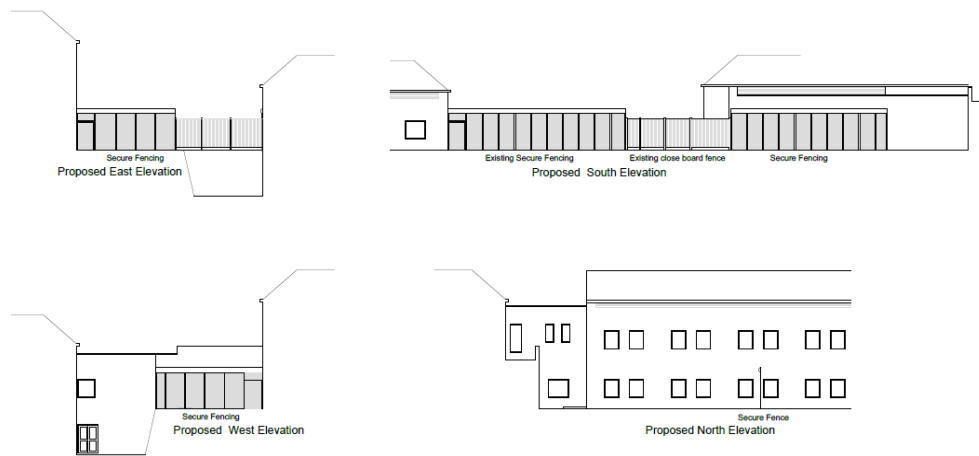
Proposals:

The proposal is for the removal of the existing timber fence and the installation of 3.25m high anti-climb metal fencing with roll barrel on top in green to match existing fencing (see below photo) and similar to that approved under permission 170755 (which was at an adjacent location).

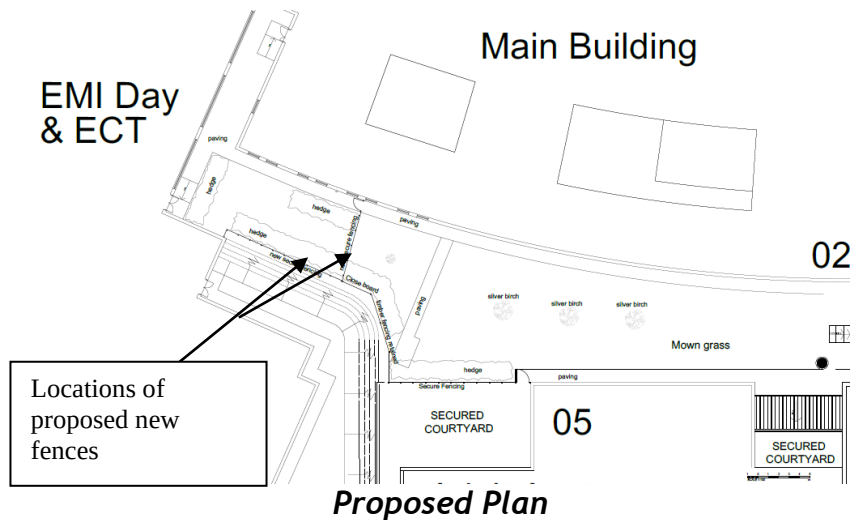




Existing Elevations



Proposed Elevations



Plans Submitted:

The following plans are as received 12th May 2022:

Location Plan - Drawing no: 0104

Existing Layout Plan - Drawing no: 0100

Existing Elevations - Drawing no: 0101

Proposed Plan - Drawing no: 0102

Proposed Elevations - Drawing no: 0103

2 x photos of existing timber fencing

1 x photo of existing metal fencing on site, the same design as proposed

Relevant Planning History:

170755/FUL - Replace existing timber fence with 3m high metal 'anti-climb' fencing - Approved

Consultation Responses:

No consultations were undertaken as the site is located in the centre of the hospital site. A site notice was erected and no comments received.

Summary of discussions with applicant/agent:

None.

Equality Act 2010:

In determining this application the Council is required to have regard to its obligations under the Equality Act 2010. However, there is no indication or evidence (including from consultation on the application) that the protected groups identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular planning application. Therefore in terms of the key equalities protected characteristics it is considered there would be no significant adverse impacts as a result of the development.

Relevant Planning Policy and Guidance and Legal Context

The following local and development plan policies and supplementary planning guidance are relevant to this application:

Reading Borough Local Plan (2019) Policies:

CC7: Design and the Public Realm

CC8: Safeguarding Amenity

The main issue to be considered:

- i) Principle
- ii) Design and impact on the character of the area
- iii) Impact on neighbouring properties

i) **Principle**

The provision of a fence to meet the needs of vulnerable residents of the hospital would accord with the Council's Corporate Plan priorities which include, as set out in para 2.1.7 of the Reading Borough Local Plan, *"Safeguarding and protecting those that are most vulnerable"*.

(ii) **Design and impact on the character of the area**

The proposal is for the replacement of the existing wooden fencing with 3.25m high anti-climb metal fencing with roll barrel top. The fencing is necessary due to the needs of the residents within the unit in which the fencing will enclose. Due to levels at the site the fencing is raised up and will be visible from a limited section of Prospect Park, however, this will be extremely limited and will not be visually prominent. As such the proposal is not considered harmful to the character of the building or the surrounding

area and is acceptable in terms of design and appearance and is in accordance with Policy CC7.

(iii) Impact on neighbouring properties

The proposal is not considered to impact neighbouring properties in terms of visual dominance or overbearing effects and will also contribute to safety for the residents in accordance with Policy CC8.

Conclusion

GRANT

Subject to the following conditions:

1. Time limit
2. Materials
3. Approved plans

Informatives relating to:

1. Terms and conditions
2. Building Regulations
3. Construction and demolition
4. Positive and proactive