

DELEGATED APPLICATION REPORT

Address: Royal Berkshire Hospital

Application No: 212036/FUL

Proposal: The refurbishment and courtyard infill for the delivery of a replacement modular CT scanners and associated support facilities (Use Class C2)

Applicant: Royal Berkshire NHS Foundation Trust

Target Decision date: 02/03/22

Case officer: Connie Davis

1. Site description and Surrounding Area

The Royal Berkshire Hospital (use class C2) is located between London Road, Redlands Road, Addington Road and Craven Road. The relevant part of the site relating to this application is located towards Redlands Road. The University of Reading London Road campus is located opposite the site. The Kendrick Conservation Area sits adjacent to the site.

2. The Proposal

Planning permission is sought for the infilling of an existing courtyard to form an extension to hospital facilities. This will involve installing a roof onto the existing courtyard. No other elevational changes are proposed.

3. Consultation

Internal Consultees

Environmental Health - No objection subject to condition

External Consultation

A site notice was displayed between 16/01/22 - 06/02/22. No comments have been received.

4. Plans and Documents Considered

132509-IBI-XX-XX-PL-A-700-0001 rev P01 - Site Plan, Ownership Application Boundaries -

132509-IBI-01-00-PL-A-200-0001 - Plan as Existing

132509-IBI-01-00-PL-A-200-0002 - As Proposed General Arrangement Plan

132509-IBI-00-DT-A-200-0005 - Courtyard Roof Details

Received 5th January 2022

CIL Questionnaire

Heritage Statement

Covering Letter/Summary

Application Form

Received 20th December 2021

5. Relevant Planning History

None of relevance to this particular application.

6. 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.

7. Discussion with applicant/ agent

None.

8. Relevant Planning Guidance

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise. The Development Plan for Reading relevant to the application site comprises the Reading Local Development Framework '*Reading Borough Local Plan (2019)*'

The '*National Planning Policy framework*' ('NPPF') 2021 states clearly that its content is to be a material consideration in the determination of applications. The 'NPPF' states that due weight should be given to the adopted policies of the Local Development Framework (LDF) according to their degree of consistency with the 'NPPF' (the closer the policies in the plan to the policies in the 'NPPF', the greater the weight that may be given). Accordingly, the 'NPPF' and the following development plan policies and supplementary planning guidance are relevant:

9. Relevant Policies

The application has been assessed against the following policies:

National

National Planning Policy Framework;
National Planning Policy Guidance;

Reading Borough Local Plan (2019)

CC1 Presumption in Favour of Sustainable Development
CC7 Design and the Public Realm
EN1 Protection and Enhancement of the Historic Environment
EN3 Enhancement of Conservation Areas
ER3 Royal Berkshire Hospital

10. Appraisal

a) Principle of development

Officers acknowledge that the Royal Berkshire Hospital is a significant facility which serves the needs of Reading. Policy ER3 (Royal Berkshire Hospital) states that development will be supported where it complies with the following criteria:

- Where development would result in an increase in staff or visitors, it should be accompanied by measures which ensure that development does not have an adverse effect on the functioning of the highway, either as a result of increased use or by resulting in additional on-street parking in surrounding streets;
- Development will conserve the listed main block on London Road and 17 Craven Road, ensuring that their use is consistent with its conservation;
- Development would not result in adverse effects on the setting of listed buildings and conservation areas;
- There will be no significant detrimental impact on neighbouring residential properties;

A number of the above relate to separate policy matters which will be discussed below. Subject to meeting the above criteria, and other policy considerations, development at the Royal Berkshire Hospital is accepted in line with Policy ER3 of the Reading Borough Local Plan (2019).

a) Impact of the proposal on the surrounding area

The proposal would not be visible from the street or surrounding Conservation Area due to being located within the hospital grounds. A ply roof would be installed to enclose the courtyard but this would not be visible. The proposal would not affect the setting of the listed Main Block or adjacent conservation area. As such, the proposal is considered acceptable in relation to Policy CC7, EN1 and EN1 and EN3 of the Reading Borough Local Plan (2019).

b) Impact on Neighbouring Amenity

Owing to its location and given the surrounding area is largely in C2 or other commercial use, the proposal would not be considered to be of detriment to neighbouring amenity in line with Policy CC8 of the Reading Borough Local Plan (2019).

c) Environmental Health Matters

Upon consultation with the Environmental Health Officer, it was advised that should a mechanical plant be installed a condition should be applied to prevent its installation until noise assessment has been submitted and approved by the Local Planning Authority. However, no plant is proposed to be installed under this application. Furthermore, the installation of a separate plant would require planning permission, As such, it is not considered that a condition is required.

d) Transport Matters

The proposal would see an increase in hospital floor space of a modest 60 sqm. It is not considered that this would generate excessive additional patients that would have an adverse effect on the functioning of the highway.

11. Recommendation

The proposal is considered to have met the criteria outlined in Policy ER3 and therefore can be supported by Officers. As such, the recommendation is to grant planning permission, subject to the following conditions:

Conditions

1. Time Limit
2. Approved Plans
3. Materials as specified

Informatives

1. Terms
2. Building Control
3. Complaints about construction
4. Encroachment
5. Positive and Proactive