

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Redlands

App Ref: 201803

Address: Royal Berkshire Hospital, London Road, Reading, RG1 5AN

Proposals: Erection of a replacement single storey changing facilities building to the west of the maternity unit.

Case Officer: Mr David Brett

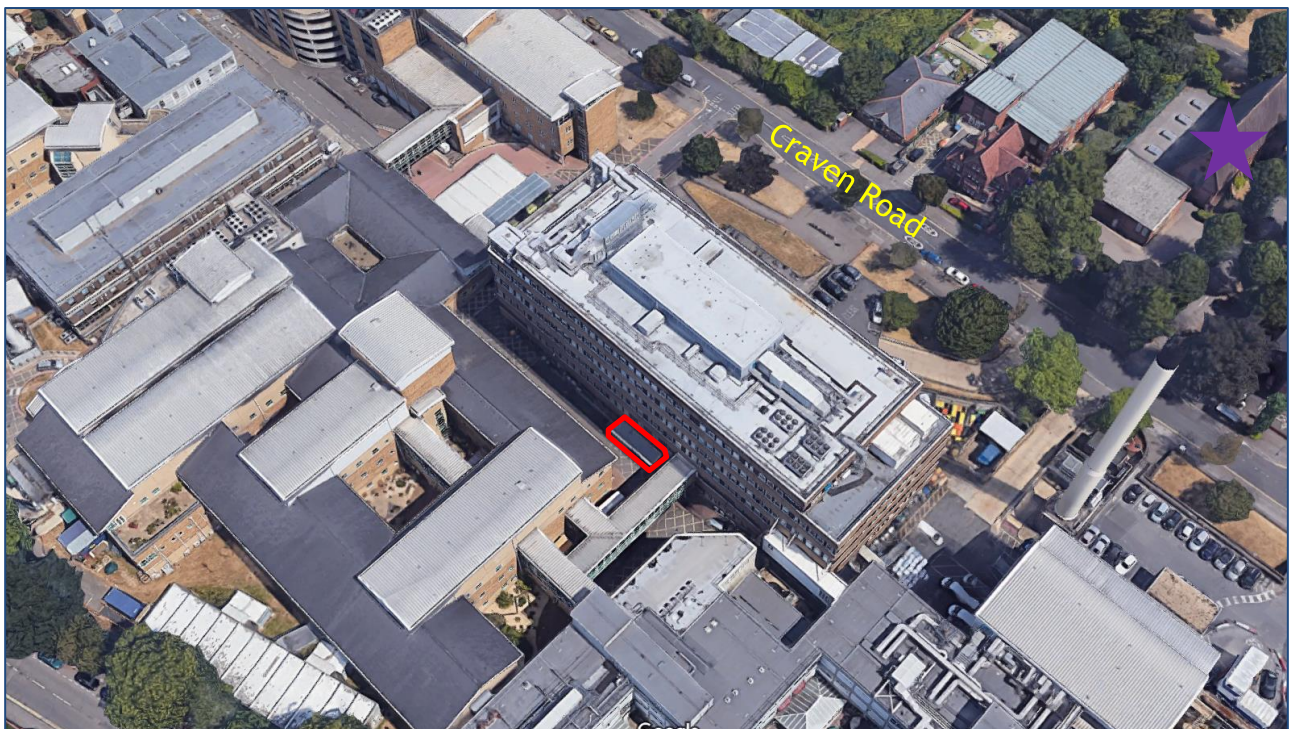
Applicant: Royal Berkshire NHS Foundation Trust

Date received (valid from): 15/12/2020

Target Decision date: 09/02/2021

1. INTRODUCTION

The Royal Berkshire Hospital is situated on London Road, Redlands Road and Craven Road. The relevant part of the site for this the area to the rear (west) of the Maternity Unit located on the western side of Craven Road, to the east of the proposal site.



1. Aerial photo of proposal site (retrieved from Google Maps on 08/02/2021). Temporary modular unit to be removed and replaced highlighted in red. Purple star icon denotes Listed Building 1321946 - Chapel at Reading School.

The surrounding area mainly comprises buildings facilitating the hospital and some residential properties. Reading Boys School sits on the eastern side of Craven Road, with the chapel a listed building as detailed above.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposed development seeks the removal of a temporary unit, to be replaced with a permanent extension to the existing Maternity Unit. The proposed extension would allow for additional staff changing facilities.

Plans considered:

- Catering Changing Facilities Site & Location Plan - 6942.100
- Proposed Building GA Plans & Elevations - 6942.200

Received on 15/12/2020

3. RELEVANT PLANNING HISTORY

Various planning applications at Royal Berkshire Hospital, none of which are particularly relevant to this application.

4. CONSULTATIONS

4.1 *The following addresses were consulted by letter.*

Reading Borough Council, Transport - Response received on 13/01/2021

- There are no transport objections to this application.

The agent has confirmed to the Council that a site notice was erected on Tuesday 5th January 2021, enabling consultation for a period of 21 days and which expired on Tuesday 26th January 2021.

No consultation responses have been received for this application.

5. 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.

6. LEGAL AND PLANNING POLICY CONTEXT

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 Borough Local Plan (2019).

The ‘*National Planning Policy framework*’ (‘NPPF’) 2012 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) (Reading Borough Local Plan, 2019) 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).

National Policy

National Planning Policy Framework

National Planning Practice Guidance

Reading Borough Local Plan (Adopted November 2019)

CC2 Sustainable Design and Construction

CC7 Design and the Public Realm

CC8 Safeguarding Amenity

EN1 Protection and enhancement of the historic environment

TR3 Traffic, Access and Highway-Related Matters

ER3 Royal Berkshire Hospital

7. APPRAISAL

7.1 *Development at Royal Berkshire Hospital*

In accordance with policy ER3 of the Reading Borough Local Plan, 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;*

As per the comments received from Transport, the proposed development does not include alterations to existing vehicular or pedestrian access routes or parking arrangement. Therefore, the proposed development is considered to accord with this criteria.

- *Development will conserve the listed main block on London Road and 17 Craven Road, ensuring that their use is consistent with its conservation;*

The proposed development affects a modern, non-listed part of Royal Berkshire Hospital and will in no discernible way affect the listed main block that fronts London Road. The proposed external alterations are to take place at least 100m from 17 Craven Road. The proposed works would be obscured from views to and from 17 Craven Road by Maternity Unit at Royal Berkshire Hospital. Therefore, the proposed development is not considered to harm the listed building at 17 Craven Road in terms of harming views or the reasons for listing.

- *Development would not result in adverse effects on the setting of listed buildings and conservation areas; and*

The proposed development is not considered to adversely affect the setting of listed buildings in the surrounding area or nearby Alexandra Road, Eldon Square and Kendrick Road Conservation Areas. The proposed development is largely obscured from the street scene by the main Maternity Unit at Royal Berkshire Hospital, which fronts Craven Road.

- *There will be no significant detrimental impact on neighbouring residential properties.*

The proposed development is not considered to detrimentally impact the living conditions to residents in the surrounding area. The proposed works are considered appropriate in terms of size, scale and location. The immediate surrounding area, including along Craven Road is not considered predominantly residential, with the majority of buildings in and around the proposal site serving the hospital. The proposed development is not considered to worsen the living conditions to the surrounding area or public realm.

7.2 Design and Access

In terms of appearance, the proposed external walls will be rendered anthracite grey, with a grey PVC single ply membrane roof. The appearance, size and scale of the proposed extension is not considered to harm the overall character and appearance of the surrounding area to the point of refusal under policy CC7. The proposed development will largely be obscured from the street scene by the Maternity Unit at Royal Berkshire Hospital that fronts Craven Road. It is considered that the benefits of the proposal far outweigh any potential harm there may be to the visual amenity of the surrounding area.

Overall, the proposed development is considered in accordance with policy CC7 of the Reading Borough Local Plan. The overall size, scale and appearance of the proposed changing facility is considered acceptable and not harmful to the point of refusal for this application.

7.3 Transport

Reading Borough Council Transport have been consulted on this application to determine if there are any highway concerns for this application. The proposed development is considered acceptable in accordance with policy TR3 of the Reading Borough Local Plan.

8. CONCLUSION

The proposed development has been assessed and the proposed works are considered to be in accordance with the above relevant policies and planning permission can be granted.

9. RECOMMENDATION

GRANT

10. CONDITIONS

TI1: Time Limit (Standard)

The development hereby permitted shall begin no later than three years from the date of this planning permission.

REASON: In pursuance of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004) in order to prevent an accumulation of unimplemented planning permissions.

AP1: Approved Plans

The development hereby permitted shall ONLY be carried out in accordance with the following approved plans:

- Catering Changing Facilities Site & Location Plan - 6942.100
- Proposed Building GA Plans & Elevations - 6942.200

Received on 15/12/2020

REASON: For the avoidance of doubt and to ensure that the development is carried out and adhered to in accordance with the application form and associated details hereby approved.

M3: Materials (As Specified)

The materials to be used in the construction of the external surfaces of this development shall be as specified on the plans and application forms unless otherwise agreed in writing with the Local Planning Authority.

REASON: In the interests of visual amenity and ensuring the new development responds positively to the local context and character in accordance with Policy CC7 of the Reading Borough Local Plan 2019.

11. INFORMATIVES

IF1: Positive and Proactive Working - approval

The Local Planning Authority has worked positively and proactively with the applicant to resolve relevant matters to allow permission to be granted within the prescribed target timescale for the decision to be issued.

IF5: Terms

Your attention is drawn to the terms and conditions of this permission. Any development which is carried out but which differs materially from the approved plans and details, or does not comply with any condition(s) or planning obligation(s) attached to the permission may result in the Council taking action to remedy the breach of planning control. If you are in any doubt please contact the Council.

IF6: Building Control

Your attention is drawn to the requirement for submission of a Building Regulations application for the proposed development. Please contact Building Control on 0118 937 2449 for advice.

IF7: Complaints about construction

Complaints are commonly received about noise and dust caused by construction and demolition works, particularly working outside reasonable hours and smoke from bonfires associated with the burning of waste on site. The developer is reminded that construction and demolition associated with the approved development will be subject to environmental health law.

IF8: Encroachment

During the course of construction, the developer should take care to ensure that no part of this development (foundations, eaves, guttering, etc.) would encroach on, under or across the boundary line with the adjoining property, as the requisite Notice has not been served on the owner of that property. This permission does not confer any right of access onto land that is not under the developer's control. The developer should also be mindful of the obligations and requirements of the Party Wall Act (1996) details of which can be found at: www.communities.gov.uk/publications/planningandbuilding/partywall