

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Redlands

App Ref: 201661

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

Proposals: Royal Berkshire Hospital Emergency Department reconfiguration and extension (part retrospective) (Amended Description).

Case Officer: Mr David Brett

Applicant: Royal Berkshire NHS Foundation Trust

Date received (valid from): 23/11/2020

Target Decision date: 18/01/2021

1. INTRODUCTION

The Royal Berkshire Hospital is situated on London Road, Redlands Road and Craven Road. The relevant part of the site for this application is the A&E department located on the western side of Craven Road, to the east of the proposal site.

The surrounding area mainly comprises of buildings facilitating the hospital and some residential properties. Reading Boys School sits on the eastern side of Craven Road.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposed development seeks an enlargement to the existing Emergency Department in order to meet social distancing requirements. An extension to the entrance serving the Emergency Department has been proposed to allow for the expansion of internal areas such as the staff room, waiting room, and point of testing. This sees the requirement for a gross increase in internal floor space by 88.2m².

As stated on the application form, the proposed development commenced on 19/10/2020. The works have not yet been completed. Accordingly, the description of development has been amended to include “part retrospective”



1. Side elevation to partially constructed entrance lobby, looking south. Photo supplied by agent on 13/01/2021



2. Partially constructed entrance to proposed extended entrance lobby. Photo supplied by agent on 13/01/2021

Plans considered:

- Planning Statement Including Design & Access Information: Emergency Department Reconfiguration & Extension
- Flood Map for Planning - Royal Berkshire Hospital
- Site Layout Plan - RS-1683-SITE-PLAN
- Location Plan - RBH-952-MAA-04-00-DR-A-151 - C1
- Existing Site Plan - RBH-952-MAA-04-00-DR-A-152 - C1
- Proposed Site Plan - RBH-952-MAA-04-00-DR-A-153 - C1
- Proposed Roof Plan - RBH-952-MAA-05-RF-DR-A-201 - C3
- Existing GA Plan - RBH-952-MAA-04-00-DR-A-250 - C1
- Proposed GA Plan - RBH-952-MAA-04-00-DR-A-251 - C1
- ED Extension Elevations - RBH-952-MAA-05-00-DR-A-255 - C2

Received on 23/11/2020

3. RELEVANT PLANNING HISTORY

200953 - Emergency Department reconfiguration with provision for a new entrance lobby. - Application Permitted on 20/08/2020

4. CONSULTATIONS

4.1 *The following addresses were consulted by letter.*

Reading Borough Council, Transport - Response received on 10/12/2020

- *This application is for the reconfiguration and extension of the Emergency Department at the Royal Berks Hospital. A previous planning application was approved in August 2020 under application no. 200953, however the project brief has changed since permission was granted.*
- *The current Emergency Department (ED) is undersized for the present capacity. The proposed improvements crucial to provide more capacity and to meet the Covid-19 compliance criteria. The size of the new extension is 88.2 sqm.*
- *There are no proposed changes to the existing vehicular and pedestrian access routes. There are no alterations to the existing car parking arrangements. In view of this, there are no objections to this application.*

Ambulance Service - No response received.

The agent has confirmed to the Council that a site notice was erected on Tuesday 8th December 2020, enabling consultation for a period of 21 days and which expired on Tuesday 29th December 2020.

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

TR3 Traffic, Access and Highway-Related Matters

ER3 Royal Berkshire Hospital

SPG/SPD

A Design Guide to House Extensions SPG (2003)

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 unlikely affect the listed main block that fronts London Road. The proposed external alterations are to take place within 100m from 17 Craven Road, however, the proposed works would be obscured from views to and from 17 Craven Road by main entrance building to 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 entrance building to 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 accordance with policy CC7 of the Reading Borough Local Plan, the proposed development is considered to address societal needs and requirements. In this case, the requirement is that the internal and external arrangement of the Emergency Department at Royal Berkshire Hospital be altered to allow for social distancing guidelines from central government as a result of the Coronavirus pandemic. The proposed development still allows for appropriate access to the Emergency Department for all potential users, including disabled people.

In terms of appearance, the proposed external walls will be rendered to match the existing building, in keeping with the colour tones of the Centre Block and surroundings. While the proposed development is quite a departure from the existing arrangement in terms of size, scale and design, the proposed development is considered a necessity given reasons for the alterations to facilitate appropriate levels of safe social distancing on site. It should also be noted that the proposed alterations to the entrance lobby also facilitate the expansion of the waiting area, POCT, and staff lounge, serving a greater purpose and functions than the pre-existing entrance lobby.

The proposed development will largely be obscured from the street scene by the main entrance to 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. It is considered that appropriate efforts have been made to integrate the proposed works to the existing Emergency Department through the materials used in its construction.

Overall, the proposed development is considered in accordance with policy CC7 of the Reading Borough Local Plan. The proposal allows the Emergency Department to urgently meet a wider range of needs and requirements. The overall size, scale and appearance of the proposed entrance lobby 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. As the proposed development does not include any alterations to vehicular and pedestrian access to the Emergency Department or nearby buildings, or alter the existing parking arrangement at RBH, 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

AP1: Approved Plans

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

- Site Layout Plan - RS-1683-SITE-PLAN
- Location Plan - RBH-952-MAA-04-00-DR-A-151 - C1
- Proposed Site Plan - RBH-952-MAA-04-00-DR-A-153 - C1
- Proposed Roof Plan - RBH-952-MAA-05-RF-DR-A-201 - C3
- Proposed GA Plan - RBH-952-MAA-04-00-DR-A-251 - C1
- ED Extension Elevations - RBH-952-MAA-05-00-DR-A-255 - C2

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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 within the Planning Statement Including Design & Access Information: Emergency Department Reconfiguration & Extension document (received on 23/11/2020) 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