

DELEGATED APPLICATION REPORT

Ward: Southcote

App Ref: 200073/FUL

Address: Prospect Park Hospital, Honey End Lane, Reading, RG30 4EJ

Proposals: The proposed is to construct a covered walkway to provide a link between two existing buildings.

Case Officer: Mr James Overall

Applicant: ISS Mediclean Ltd

Date received (valid from): 16 January 2020 Target Decision date: 12 March 2020

1. INTRODUCTION

Prospect Park is an existing Hospital site which currently accommodates mental health and elderly patients on site in various buildings.

The application site is located in the north-eastern corner of the ownership curtilage, just to the south of Honey End Lane.

The site comprises a number of buildings, with the proposed structure linking two of these buildings, the Campion building and the Hazelwood building.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposal is to construct a ground floor covered walkway between the existing Campion and Hazelwood buildings to enable patients and staff to enter and exit both buildings.

Plans considered

507	-	Location Plan
1403 P10	-	Site Plan
1400 P04	-	GF GA Plan
1404 P04	-	FF GA Plan
1402 P05	-	SF GA and Link Roof Plan
2402 P06	-	Link Corridor GF Finishes
3005 P12	-	Covered Walkway Design Intent

3. RELEVANT PLANNING HISTORY

992391 Redevelopment to provide a mental health hospital for general mental health and elderly psychiatric patients. Permitted with S106 19/1/00

040927/FUL Extensions and internal alterations to allow the introduction of intermediate care ward and associated parking/landscaping alterations. Permitted with S106 27/1/05

12/01059/FUL (Civica Ref: 121838) - External and internal alterations to Rose Ward to facilitate additional bedrooms. Permitted 30/08/2012.

130542/FUL - Internal alterations to Hazelwood ward to increase the number of single occupancy rooms, including amendment to and installation of windows. Permitted 10/06/2013.

141373/FUL - Alterations to the existing Sorrel unit to form an additional seclusion room within the existing hospital. Works will include alterations to positions of existing window units and doors to allow room locations to be altered. Permitted 23/10/14

170755/FUL - Replace existing timber fence around the west of the site with 3m high metal 'anti-climb' fencing. Permitted 16/6/17

170930/FUL - Installation of 3m high anti-climb fences to replace existing timber fences. Permitted 12/07/2017.

172188/FUL - New external wall of steel frame with glass block infill, flat roof with glazed lantern style roof light over existing courtyard and replacement windows to Jasmine Ward. Permitted Feb 2018

182195/FUL - To construct a sports hall and connecting link corridor to Hazelwood and Champion buildings at Prospect Park Hospital and to provide safe and secure access from one building to another. Permitted 4 June 2019

4. CONSULTATIONS

4.2 No letters of representation were received during the lifetime of this application.

4.3 Landscape/Trees: No Objection subject to conditions

Equality Act 2010:

In determining this application the Council is required to have regard to its obligations under the Equality Act 2010. Clearly the nature of the application being at a hospital providing facilities for children with mental health problems is of relevance to this Act. Therefore in terms of the key equalities protected characteristics it is considered that there would be some beneficial impacts as a result of the development for some but there would be no significant adverse impacts as a result of the development.

5. 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. Material considerations include relevant policies in the National Planning Policy framework (NPPF) - among them the 'presumption in favour of sustainable development'. The following local and national planning policy and guidance is relevant to this application:

National Planning Policy Framework 2019

National Planning Practice Guidance 2019

Reading Borough Local Plan (2019)

CC1: Presumption in Favour of Sustainable Development

CC2: Sustainable Design and Construction

CC3: Adaptation to Climate Change

CC5: Waste Minimisation and Storage

CC6: Accessibility and the Intensity of Development

CC7: Design and the Public Realm

CC8: Safeguarding Amenity

CC9: Securing Infrastructure

EN1: Protection and Enhancement of the Historic Environment

EN2: Areas of Archaeology Significance

EN4: Locally Important Heritage Assets

EN7: Local Green Space and Public Open Space
EN8: Undesignated Open Space
EN9: Provision of Open Space
EN12: Biodiversity and the Green Network
EN14: Trees, Hedges and Woodland
EN15: Air Quality
EN16: Pollution and Water Resources
EN17: Noise Generating Equipment
OU1: New and Existing Community Facilities

6. APPRAISAL - Planning Applications

6.1 Main Issues

The main issues are considered to be:

- (i) Principle of Development
- (ii) Design and impact on the character of the surrounding area
- (iii) Impact on neighbouring amenity
- (iv) Impact upon Trees

(i) Principle of Development

6.2 The proposed scheme will provide a covered walkway between two existing buildings to allow easy of access to each other during periods of poor weather conditions. Previously under application 182195, a link was approved, however this was part of a much larger scheme to erect a sports hall. This application would replace the permission previously granted meaning that (if this application is granted) the first permission to be implemented would override the other. Considering this application does not introduce any new element not already approved under the previous permission, it is considered that the proposal is acceptable in principle.

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

6.3 The proposed covered walkway will have a maximum height of 4.93 metres (at the lowest ground level), however the eaves height is at 3.45 metres (measured from the lowest ground level). The roof above this point curves over with glazing, and the garden side of the walkway is to be fitted with an anti-ligature fencing. The frame will be made from galvanised steel, with the colour to match existing fascia's. The design is considered to be minimalistic, and non-obtrusive, and therefore would not have any adverse impact on the character of the immediate and surrounding area. The scheme therefore complies with Policy CC7 of the Local Plan.

(iii) Impact on neighbouring amenity

6.4 Policy CC8: Safeguarding Amenity states that development will be acceptable where it will not cause a significant detrimental impact to the living environment for existing residential properties. To assess this, the following has been considered - would the proposal cause a significant detrimental impact in terms of:

- Privacy and overlooking - No;
- Access to sunlight and daylight - No;
- Visual dominance and overbearing effects of a development - No;

- Noise and disturbance - While concerns have been raised about nuisance this relates to the activities of the existing patients and staff and the applicant has been made aware of these concerns. However, as the proposal does not constitute a change of use, or intensification in the number of patients or staff. It would not be reasonable to withhold planning permission for this reason.
- Artificial lighting - No;
- Vibration - No;
- Dust and fumes - No;
- Smell - No;
- Crime and safety No.

It is noted that the walkway is to be fitted with LED strip lighting on top of the eaves beams. Whilst no details on the luminance levels have been received for this lighting, it is to be concealed behind a removable micro-perforated closer panel. Given the location of the proposal, it is unlikely that any level of brightness would have a detrimental impact upon neighbouring amenity, and therefore it is considered that this element is acceptable. Further to this, there are no overlooking, overshadowing or outlook concerns with the application.

The conclusion reached is that residential amenity is unlikely to be harmed by the proposed development.

(iv) Impact upon Trees

6.5 There are a number of trees on site which are subject to TPO 12/10.

6.6 Trees immediately south of the build area are protected as G14. One tree within this group was identified for removal under a previous planning application (182195) which was approved for a more substantial building link and extension. This earlier application 182195 proposed replacement planting to mitigate the removal of the protected tree.

6.7 This current application (200073) is for a more lightweight structure to link the two buildings and it is believed that it would be possible for this more lightweight link to be erected using a low/no-dig methodology and therefore without requiring the removal of the adjacent tree(s).

6.8 Whilst there are no objections to this application from a tree perspective, conditions are recommended to ensure the trees adjacent to the build area are protected during the course of the development. If the Arboricultural Report concludes that the removal of the closest adjacent tree is necessary, then replacement planting will be required.

7. CONCLUSION

The proposed development has been assessed and comments considered. After assessing the scheme, it is concluded that the proposed structure would not have a detrimental impact upon the character of the surrounding area, neighbouring amenity or any site constraints such as trees. As such the recommendation is to grant planning permission.

8.0 RECOMMENDATION

GRANT