

DELEGATED APPLICATION REPORT - Application No. 200217/FUL

Address: "Dunedin Hospital", Bath Road, Reading

Proposal: Installation of external plant equipment and associated screening to facilitate internal re-arrangements.

Case officer: Anthony Scholes

Site Description and Surrounding Area:

The application site is the Spire Dunedin Hospital located on the Northern side of Bath Road. The site is partially within the Downshire Square conservation area (CA).

Proposal:

The application seeks full planning permission for installation of a number of external plant enclosures, including an excavated area, to facilitate internal changes for the building including provision of an internal MRI suite to replace the existing temporary MRI suite to the North of the site. The works proposed are not located within the boundary of the Conservation Area.

Plans and Documents Considered:

Drawing No: 3476/L(25)03 Rev A - Proposed MRI & OPD Proposed Ground Floor Layout.

Drawing No: 3476/L(25)05 Rev B - Proposed New MRI & OPD Plant Proposed Elevations

Drawing No: 3476/L(20)03 Rev A - General Arrangement Existing Ground Floor Plan

Drawing No: 3476/L(25)04 Rev A - Proposed New MRI & OPD Plant Existing Elevations

Drawing No: 3476/L(90)01 Rev B - Proposed New MRI & OPD Plant Site Location Plan

Drawing No: 3476/L(25)06 Rev B - Proposed New MRI & OPD Plans Site Sections

Relevant Planning History:

05-01393-FUL - Retrospective change of use from residential to offices ancillary to the adjacent hospital and medical centre respectively (Classes C2 and D 1) APPROVED 22/05/2006

06-01575-FUL - Retrospective application for 1 No. temporary Portakabin APPROVED 12/03/2007

06-00942-FUL - Temporary single storey modular building to be used for 18 months APPROVED 10/10/2005

08-00440-FUL - 2 no temporary Portacabins - renewal of applications 06/00942/FUL and 06/01575/FUL APPROVED 28/05/2008

08-01450-FUL - Removal of Portakabins and erection of MRI scanner unit, reception area and covered walkway on a temporary basis of 13 months until 9 January 2010 APPROVED 9/12/2008

09-00503-FUL - Relocation of existing MRI scanner unit to the rear of 39 Downshire Square and erection of lobby area on a temporary basis of five years until 1 June 2014 (amendment to previously approved application 08/01405/ FUL) APPROVED 22/05/2009

09-01312-APP CON - Discharge of conditions 3, 4, 5 and 7 of planning consent 09/00503/FUL APPROVED 15/10/2010

140078/FUL - Retention of existing temporary structure for MRI scanner for a further 5 years beyond its authorised date (1 June 2014) under temporary permission 09/00503/FUL APPROVED 20/03/2014

190332/FUL - Retention of existing temporary structure for MRI scanner for a further 3 years beyond its current authorised use date of 1st June 2019 under temporary permission application No.140078 UNDETERMINED at time of writing

Consultation Responses:

Environmental Protection: No objection, subject to an acoustic assessment to be submitted prior to commencement.

Transport: No objection, subject to a CMS being submitted.

Notification letters were sent to adjoining properties.

No letters of representation have been received.

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

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’) 2019 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) 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:

Accordingly, the National Planning Policy Framework and the following development plan policies and supplementary planning guidance are relevant:

Reading Borough Local Plan 2019

CC1	Presumption in Favour of Sustainable Development
CC2	Sustainable Design and Construction
CC3	Adaption to Climate Change
CC5	Waste Minimisation and Storage
CC7	Design and the Public Realm
CC8	Safeguarding Amenity
CC9	Securing Infrastructure
EN1	Protection and Enhancement of the Historic Environment
EN3	Enhancement of Conservation Area
EN6	New Development in a Historic Context
EN16	Pollution and Water Resources
EN17	Noise Generating Equipment
TR1	Achieving the Transport Strategy
TR3	Access, Traffic and Highway-Related Matters
OU1	New and Existing Community Facilities

Appraisal

Principle

The proposed development is facilitative works to allow an improved internal layout at the site. There is no increase to the intensity of the use, therefore the existing community use will remain generally unchanged. As such, the principle of development is acceptable.

Design Considerations

The proposal includes the excavation of a plant area to the rear of the site (north-west corner) for the provision of an air handling unit, heating/cooling units, and external cooling unit; and provision of an air condensing unit, and external heating and cooling units to the north of the main building. The proposed area to be excavated is on the boundary of the CA and is within an area which is already partially excavated. The additional excavation will allow for greater shielding of the proposed plant equipment, as well as the installation of a 1.8m high timber fence on top of the new retaining wall. The plant will be on the northern edge of the site and will be sited on hardstanding with a screening fence.

The proposed excavated area, and the plant equipment will be screened from view by fencing from the adjoining conservation area. The fencing would be similar to that of a boundary fence (in height and appearance) and as such is considered to be a common feature of any residential area and would not harm or detract from the conservation area. Similarly, the plant to the northern edge of the site will be screened by fencing, and existing mature vegetation of the adjoining site. In the unlikely event that the non-protected trees on the adjacent site are cleared, the fencing would still shield the plant from view and would be acceptable. The proposal would therefore accord with Policies CC7, EN1 and EN6.

Impact on Neighbour Amenity

The applicant has not submitted an acoustic assessment to demonstrate that the proposed would be suitable in terms of noise to nearby properties. A condition is recommended to ensure appropriate levels are achieved, and will be required prior to commencement.

Trees

The proposed development is located in close proximity to a number of off-site trees and protected trees. The proposed development is unlikely to affect the trees, and because the excavation, of an already excavated area, and the installation of concrete, at the respective proximity to the trees, is considered acceptable in this regard.

CIL

The proposal would not be liable for the Community Infrastructure Levy.

Conclusion

Having regard to the material considerations and all matters raised, the Local Planning Authority considers that the balance of considerations therefore weigh in favour of granting planning permission subject to conditions.

RECOMMENDATION:

GRANT planning permission, subject to conditions.