

DELEGATED PLANNING APPLICATION REPORT

Ward: Minster

App Ref: 240050/FUL

Address: The Berkshire Independent Hospital, Swallows Croft, Wensley Road, Reading, Berkshire, RG1 6UZ

Proposals: Proposed new louvres dormers, replacement louvres doors to south and north elevation to provide ventilation to existing plant room.

Case Officer: Mr Gary Miles

Date received (valid from): 22 January 2024

Target Decision date: 18 March 2024

1. SITE DESCRIPTION

The Berkshire Independent Hospital is a private hospital located in Coley Park off Swallows Croft which is off Wensley Road. The proposal only relates to the plant room which located at the rear of the building, adjacent to Rembrandt Way.

The existing building is constructed from red brick and has a concrete tiled pitched roof, with a louvered aluminium door on the southerly and easterly elevation and louvered high level and low level aluminium panels on the northerly elevation.

The hospital building is not listed, nor within a conservation area.

Site visit date: 21st February 2024

2. PROPOSAL AND SUPPORTING INFORMATION

The existing standby generator requires upgrading as it continues to break down. Additional ventilation is required to meet the requirements of the latest regulations. Upgrading the generator means upgrading and enlarging the external ventilation and requirement for additional louvered dormers and upgrades to the existing aluminium louvered doors and panels to provide additional ventilation to the existing plant room.

The generator is a vital piece of equipment to enable the Hospital to run efficiently and safely and works need to be carried out as a matter of urgency. The generator is only operated once/month for approx. 1 hour, & it will be acoustically shrouded.

The proposal includes 2no.flat roof dormers with aluminium louvered panels added to the existing roof structure, replacement louvered doors to south elevation and replacement low level aluminium panel to the north elevation. The panels and doors will be powder coated and painted to match the finish of existing louvered panels.

Plans & documents considered

Drawing no: 6717/LP - Site Location Plan - dated Oct 23

Drawing no: 6717/PO1 - Existing Site Layout - dated Oct 23

Drawing no: 6717/P03 - Existing Plans and Elevations - dated Oct 23

Drawing no: 6717/P03 - Proposed Plans and Elevations - dated Oct 23

6717/DAAS/HNL - Design and Access Statement

Received by the Local Planning Authority on 15th January 2024

3. RELEVANT PLANNING HISTORY

150438 - T1 London Plane (T37 within the TPO schedule): Tip reduce secondary and tertiary branches to give a 2.5m clearance to the adjacent building. T2/T3 Lime & T4 Ash: These trees are not subject to the TPO controls. T5 Horse Chestnut (T30 within the TPO schedule): Tip reduce branches to give a 2m clearance to the adjacent building. T6 Horse Chestnut (T29 within the TPO schedule): Tip reduce branches to give a 5.5m height clearance over the adjacent access road - Permitted Mar 2015

141450 - Proposed erection of single storey CSSD facility to replace existing non-compliant facility including link corridor to main hospital building. (Retention of existing installation constructed under planning permission reference 09/01432/FUL) - Permitted Nov 2014

120086 - Insertion of two external doors for boiler enclosure in existing hospital building - Apr 2012

4. CONSULTATIONS

The following addresses were consulted by letter.

151 Coley Avenue, Reading, RG1 6FL
157 Coley Avenue, Reading, RG1 6FL
159 Coley Avenue, Reading, RG1 6FL
153 Coley Avenue, Reading, RG1 6FL
161 Coley Avenue, Reading, RG1 6FL
155 Coley Avenue, Reading, RG1 6FL

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.

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 Policy and Guidance

National Planning Policy Framework
National Planning Practice Guidance

Reading Borough Local Plan (2019)

CC7: Design and the public realm
CC8: Safeguarding Amenity

The main issues to be considered are:

- a) Principle of development
- b) Design and impact on the character of the area

a) Principle of development

The proposal for 2no.flat roof dormers with aluminium louvered panels added to the existing roof structure, replacement louvered doors to south elevation and replacement low level aluminium panel to the north elevation are generally considered acceptable based on the supplied documents supporting this application.

The proposals are considered acceptable regarding design, scale, and not causing adverse impact to neighbouring properties.

b) Design and impact on the character of the area

Policy CC7 requires that all development be of a high design quality that maintains and enhances the character and appearance of the area of Reading in which it is located. Policy CC8 states an extension to a property will be acceptable where it will not cause a significant detrimental impact to the living environment of existing or new residential properties.

The hospital building is surrounded by access roads, the nearest residential properties are located 25m from the site. The plant room is largely screened from view by trees, fencing and the main hospital structure itself. From the documents supplied it is not expected that the proposal will cause any adverse harm to the character and appearance of The Berkshire independent Hospital, residential properties in the vicinity or the wider streetscene.

7. CONCLUSION

The proposed development has been assessed as set out above and is considered to be acceptable on that basis, subject to the following conditions.

8. RECOMMENDATION

GRANT

Recommended Conditions:

TL1
AP1
M3