

DELEGATED FULL PLANNING APPLICATION REPORT

Ward: Whitley Ward

App Ref: PL/25/0119

Address: CIRCLE HOSPITAL, 100 DRAKE WAY, READING, RG2 0NE

Proposals: External alteration to the existing hospital to provide a single storey outbuilding and all associated works.

Case Officer: Mishga Marshall

Applicant: N/A

Date received (valid from): 23/01/2025

Target Decision date: 20/03/2025

1. SITE DESCRIPTION

The application site is a multi-storey building with the commercial area situated on the corner of Drake Way and Commercial Road. It is not a listed building, but does fall within contaminated land. The surrounding area is commercial, no trees will be affected by the proposed development.

Site visit date: 03/03/2025

Site visit photos:



2. PROPOSAL AND SUPPORTING INFORMATION

The proposal seeks planning permission for an external alteration to the existing hospital in the form of a single storey outbuilding to house the above ground relocation of an existing fuel tank, located to the rear of Circle Hospital. The proposed outbuilding would be finished in materials to match the surrounding hospital. The proposed materials and finishes are as follows:

- Walls - New powder coated aluminium capping Colour: Mid Grey RAL 7015 New blockwork wall with StoRender coloured face Colour: White 1600
- Doors - New 120min FR Metal doorset Colour: Mid Grey RAL 7015

No works have been undertaken or started in relation to the proposed extension development.

During the assessment of this application the applicant provided updated plans on 05/03/2025, stating the need for the proposed to be rotated 90 degrees clockwise to avoid clashes with existing manhole covers (drawing number 3024032-IKN-PL001-P-R2, 3024032-IKN-PL100-P-R2, 3024032-IKN-PL200-P-R2, 3024032-IKN-PL201-P-R2), going forward this assessment will consider the updated plan provided.

Plans considered:

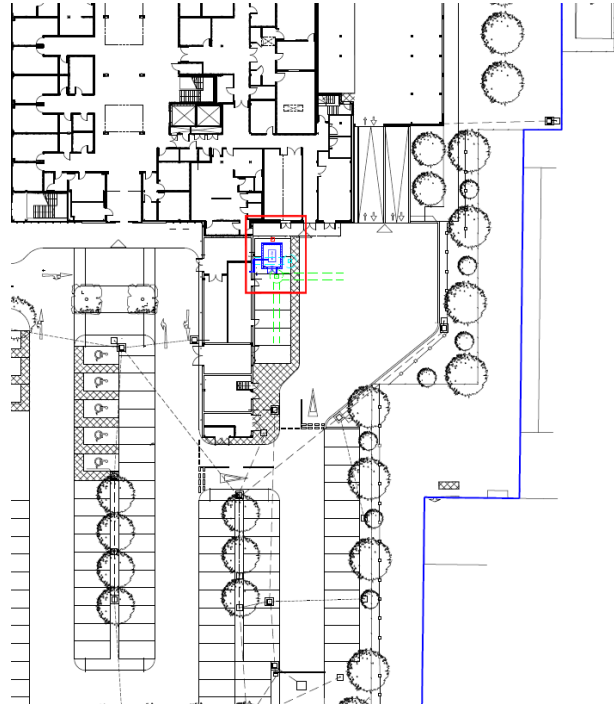
3024032-IKN-00100-P-R1 - Existing Plan
3024032-IKN-00200-P-R1 - Existing Elevations
3024032-IKN-PL001-P-R2 - Site Plan
3024032-IKN-PL100-P-R2 - Proposed Plan
3024032-IKN-PL200-P-R2 - Proposed Elevations
3024032-IKN-PL201-P-R2 - Proposed Elevations
Location Plan
Planning Statement

Plans submitted:

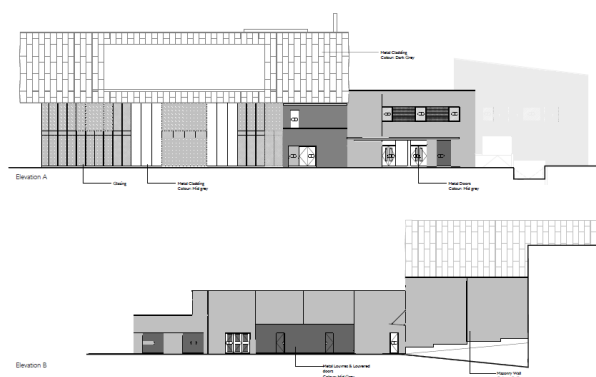
Block Plan



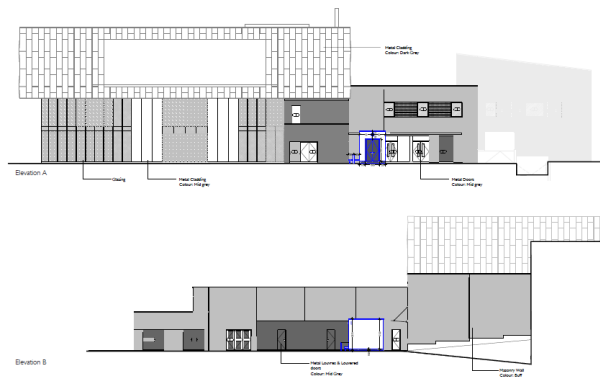
Floor Plan



Existing Elevations



Proposed Elevations



3. RELEVANT PLANNING HISTORY

PL/08/0417 - Construction of hospital (8,456 sq m), retail units (234 sq m) and associated car parking (172 spaces) and landscaping. - Permitted subject to Legal Agreement
PL/11/0005 - Non-material change to planning permission 10/00291/FUL in respect of changes to north, east, south and west elevations and amendments to landscaping materials and planting - Agree
PL/14/0466 - Confirmation request as to whether all conditions pursuant to planning permission 10/00291/FUL have been discharged. - Not Required

4. CONSULTATIONS

Site notice was erected on 03/03/2025.

No letters of representation have been received.

RBC Transport Development Control was consulted on 13th February 2025 - The proposal is set to have a neutral impact on current parking levels as the proposed outbuilding would take two parking spaces that are currently being used by an external temporary fuel tank which will be removed after the proposed outbuilding has been constructed. In view of this, there are no transport objections.

Environmental Protection - No objection, given that the applicant follows the appropriate building regulations.

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

National Planning Policy Framework
National Planning Practice Guidance

Reading Borough Local Plan (2019)

CC1: Presumption in Favour of Sustainable Development
CC2: Sustainable Design and Construction
CC7: Design and the Public Realm
CC8: Safeguarding Amenity
EN16: Pollution and Water Resources
TR3: Access, Traffic and Highway-Related Matters

6. APPRAISAL

Character and Appearance

Policy CC7 requires that all development must of high design quality that maintains and enhances the character and appearance of the area of Reading in which it is located.

The single storey outbuilding would be situated to the rear of the site, within a 'staff only' parking and access space; and would not appear as an obtrusive feature within the street scene. The proposed materials would match the existing, thus respecting the character of the host building. The design is considered to be subservient and sympathetic to the existing site and surrounding area and its character and is not believed to detract from it.

Therefore, the development is considered visually acceptable, in compliance with CC7.

Access and Parking

Policy TR3 is used in determining proposals involving a new or altered access onto the transport network, improvement works to the transport network, the creation of new transport infrastructure or the generation of additional trips on the transport network, consideration will be given to the effect on safety, congestion and the environment.

Two existing parking spaces would be lost to facilitate the outbuilding. The Council's RBC Transport Development Control was consulted, they stated as following; The Hospital currently provides 150 car parking spaces for staff, patients and visitors, including dedicated disabled parking bays. The proposal is set to have a neutral impact on current parking levels as the proposed outbuilding would take two parking spaces that are currently being used by an external temporary fuel tank which will be removed after the proposed outbuilding has been constructed. Give this, there is no objection in Transport terms and the proposal is not considered the have undue impacts on access and/or parking. In compliance with policy TR3.

Residential Amenity

Policy CC8 states development will not cause a detrimental impact on the living environment of existing residential properties.

The proposed single storey outbuilding is not considered to cause a loss of sunlight and daylight or be overbearing to the neighbouring residential properties given its height, distance from the site boundary and the location of the application building in relation to neighbouring properties.

Therefore, the development is considered to have an acceptable impact on the amenity of all adjoining neighbours, complying with Policies CC8.

Contaminated Land

The site is within an area of potential contaminated land. Furthermore, there is the potential for leaks when the fuel tank is removed. As such, a condition will be attached requiring submission of a contaminated land investigation report to be carried out and submitted to the LPA following relocation of the fuel tank - to demonstrate no contamination of the ground, should any leaks have occurred.

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

Recommended Conditions:

Time Limit

Materials

Approved Plans

Contaminated Land