

East Area Committee

1st February 2012

Application Number: 11/02888/FUL

Decision Due by: 18th January 2012

Proposal: Two storey extension to the existing Women's unit, containing ground floor plant room and first floor new born intensive care unit.

Site Address: John Radcliffe Hospital Headley Way (site plan at **Appendix 1**)

Ward: Headington Ward

Agent: Keppie Design

Applicant: Oxford University Hospitals
NHS Trust

Recommendation:

APPLICATION BE APPROVED

For the following reasons:

- 1 The proposal is considered acceptable as it forms an appropriate relationship with the existing Woman's Unit and will provide the additional number of intensive care cots required to meet targets as set out by the Department of Health. Due to the proposal's location there, will be no impact on the amenity of neighbouring residential properties in terms of noise.

Although 5 good quality trees are lost as a direct impact of the scheme, the proposal identifies another site nearby where new replacement trees can be planted and which, by virtue of this location being more open, this will ultimately offer more public visual amenity value. Given the proposed use of the site this is considered to be an acceptable (justified) level of impact to public amenity, and adequate mitigation is available, which can be secured in detail by condition.

- 2 The Council considers that the proposal accords with the policies of the development plan as summarised below. It has taken into consideration all other material matters, including matters raised in response to consultation and publicity. Any material harm that the development would otherwise give rise to can be offset by the conditions imposed.

subject to the following conditions, which have been imposed for the reasons stated:-

- 1 Development begun within time limit
- 2 Develop in accordance with approved plans
- 3 Materials
- 4 Landscape plan required
- 5 No felling lopping cutting
- 6 Landscape carry out after completion
- 7 Tree Protection Plan (TPP) 2

Main Local Plan Policies:

Oxford Local Plan 2001-2016 (OLP)

- CP1** - Development Proposals
- CP6** - Efficient Use of Land & Density
- CP8** - Design Development to Relate to its Context
- CP9** - Creating Successful New Places
- CP10** - Siting Development to Meet Functional Needs
- CP11** - Landscape Design
- CP21** - Noise
- NE15** - Loss of Trees and Hedgerows
- DS37** - John Radcliffe Hos Site - Hospital Use

Oxford Core Strategy (OCS)

- CS18_** - Urb design, town character, historic env
- CS30_** - Hospitals and medical research

Sites and Housing Development Plan Document (proposed submission consultation January 2012) (**SHDPD**)

- SP23** - John Radcliffe Hospital Site

Other Material Considerations:

PPS1 Delivering Sustainable Development

Relevant Site History:

Numerous planning permissions exist on the hospital site but nothing specifically relevant to the application site.

Representations Received:

None

Statutory Consultees:

Highway Authority: no objection

Issues

Principle
Design
Noise
Trees

Officers Assessment:

Site Description

1. The application site is adjacent to the existing Neo-natal Intensive Care Unit (NICU) which is located within the Woman's Unit at the John Radcliffe Hospital (JR) and it will provide a direct link to the current facilities. It is to be located on the north elevation adjacent to the link bridge.
2. This location was chosen as it is away from the main entrances to the Woman's Unit and the A&E facility. It is therefore in a relatively isolated area which provides a suitably quiet environment for a patient group which is susceptible to loud noises or sudden changes in noise volume. The north facing aspect also has the advantage of providing natural light but avoids solar glare or gain which would be associated with a south facing building.

Proposal

3. The application is seeking permission for the erection of a two storey extension to the existing NICU. The NICU provides specialist care, high dependency and intensive care for new born babies and sometimes their mothers. The JR is a regional referral centre for neonatal intensive care and has identified a need for a substantial increase in the number of intensive care cots required in order to meet the targets set out by the Department of Health.
4. The first floor of the proposed extension will provide an additional 16 intensive care cots along with a number of clinical supporting spaces. The ground floor will provide plant accommodation for the new NICU and for the planned upgrade of the current environmental services within the existing Women's Unit.

Assessment

Principle

5. In general the proposal meets the requirements of Policy CS30 of the OCS, DS37 of the OLP and SP23 of the Sites and Housing Development Plan

Document (proposed submission consultation January 2012) in that the policies require hospital related activities to be retained on the existing site.

6. The City Council recently approved the Sites and Housing Development Plan Document which will now go out to consultation before examination by an Inspector. It will form part of Oxford's Development Framework and although not adopted it does carry weight as a material consideration in determining planning applications.

Design

7. Policy CS18 of the Core Strategy (CS) states planning permission will only be granted for development that demonstrates high quality urban design. This is reiterated in policies CP1 and CP8 of the Oxford Local Plan (OLP). Policy CP1 states that planning permission will only be granted for development that respects the character and appearance of the area and which uses materials of a quality appropriate to the nature of the development, the site and its surroundings.
8. The ground floor plant room is set back from the edges of the accommodation above, which will reduce its footprint in an already built up area. It will also reduce the impact on pedestrian movement around the site.
9. The scale of the building relates to the existing it that it is the same height and it is simple in form. The ground floor is to be clad in silver grey facing blocks with aluminium louvers whilst the first floor is to be clad in a rain screen cladding system in RAL7000 colour (squirrel grey). The vertical glazing at first floor level will break up the mass of the building whilst providing natural light into the NICU. A condition is recommended to ensure the materials used are as specified in the application.

Noise

10. Policy CP21 of the OLP states planning permission will be refused for developments which will cause unacceptable noise. Particular attention will be given to noise levels close to noise-sensitive developments; and in public and private amenity space, both indoor and outdoor. Environmental Health Officers have raised no objections to the application as the plant room is on the ground floor surrounded by other buildings in the middle of the site so is not likely to impact on the amenity of neighbouring residential properties.

Trees

11. Four hornbeam trees of age class between young and mature and a semi-mature maple are lost to the proposal. These were clearly planted as a landscape feature to soften the visual appearance of adjacent buildings. They are good quality trees but are only visible from a very limited field of view within the immediate vicinity of the location. The impact therefore in terms of lost visual amenity from the removal of the trees will be insignificant. Two

semi-mature beech trees and an oak that stand to the north-western end of the group are shown to be retained

12. The application details provide indicative new tree planting locations by way of mitigation for the proposal's arboricultural impacts. There is no detail provided but the locations are acceptable which, by virtue of their locations being more open, this will ultimately offer more public visual amenity value.
13. Given the proposed use of the site the impacts of the proposal are considered acceptable in terms of adopted local plan policies CP1, CP11 and NE15; adequate mitigation for landscape impacts proposed, which can be secured in detail by condition.

Conclusion:

For the reasons given above and taking into account all other matters raised Officers conclude that the proposal accords with all the relevant policies within the Oxford Core Strategy 2026 and the Oxford Local Plan 2001-2016 and therefore recommends approval as it forms an appropriate relationship with the existing Woman's Unit and will provide the additional number of intensive care cots required to meet targets as set out by the Department of Health. Due to the proposals location there will be no impact on the amenity of neighbouring residential properties in terms of noise.

Although 5 good quality trees are lost as a direct impact of the scheme, the proposal identifies another site nearby where new replacement trees can be planted and which, by virtue of this location being more open, this will ultimately offer more public visual amenity value. Given the *raison d'être* of the site this is considered to be an acceptable (justified) level of impact to public amenity, and adequate mitigation is available, which can be secured in detail by condition.

Human Rights Act 1998

Officers have considered the Human Rights Act 1998 in reaching a recommendation to grant planning permission, subject to conditions. Officers have considered the potential interference with the rights of the owners/occupiers of surrounding properties under Article 8 and/or Article 1 of the First Protocol of the Act and consider that it is proportionate.

Officers have also considered the interference with the human rights of the applicant under Article 8 and/or Article 1 of the First Protocol caused by imposing conditions. Officers consider that the conditions are necessary to protect the rights and freedoms of others and to control the use of property in accordance with the general interest. The interference is therefore justifiable and proportionate.

Section 17 of the Crime and Disorder Act 1998

Officers have considered, with due regard, the likely effect of the proposal on the need to reduce crime and disorder as part of the determination of this

application, in accordance with section 17 of the Crime and Disorder Act 1998. In reaching a recommendation to grant planning permission, officers consider that the proposal will not undermine crime prevention or the promotion of community safety.

Background Papers:

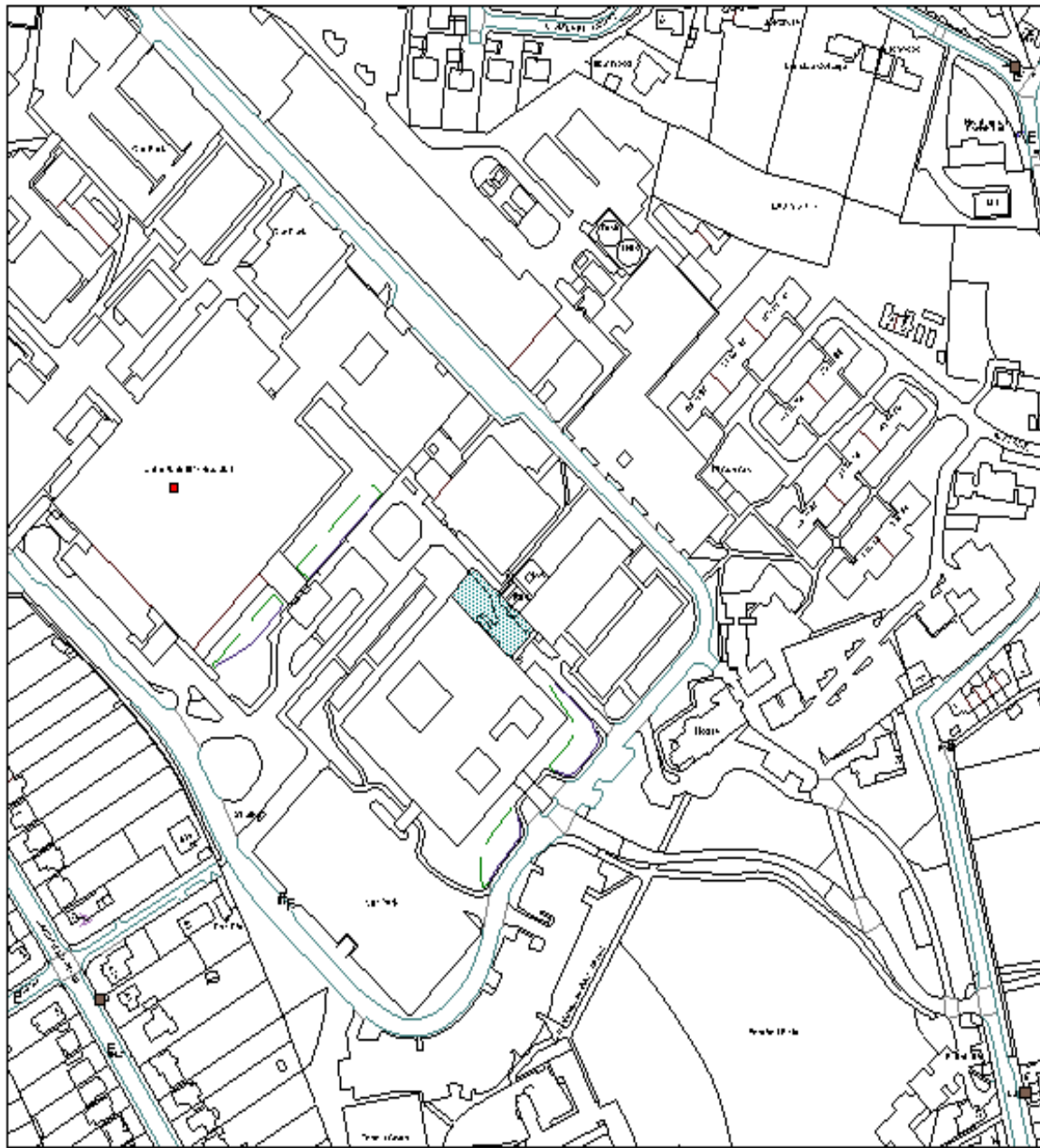
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Extension: 2614

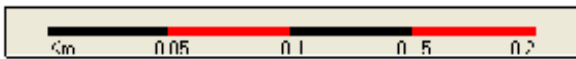
Date: 17th January 2012

Appendix 1

11/02888/FUL John Radcliffe Hospital



Scale : 1:2500



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Ordnance Survey 100019348.

Organisation	Not Set
Department	Not Set
Comments	Not Set
Date	17 January 2012
SLA Number	Not Set

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