
App No. 2021/1051

Description: Installation of roof top air handling unit on Block O of hospital complex

Address: Barnsley District General Hospital, Gawber Road, Old Town Barnsley, S75 2EP

Description

The application relates to the roof top of block O of Barnsley Hospital on the Pogmoor Road side of the site. Block O houses the maternity and Women's services. It is a 3/4 storey building of modernist style typical of the 1970's and 80's. It sits to the East of the main hospital building and is opposite the junction between Pogmoor Road and Summer Lane.

Hospital surface car parks sit to the North and south of the building, with hospital buildings to the West and Summer Lane to the east, with a Primary School opposite.

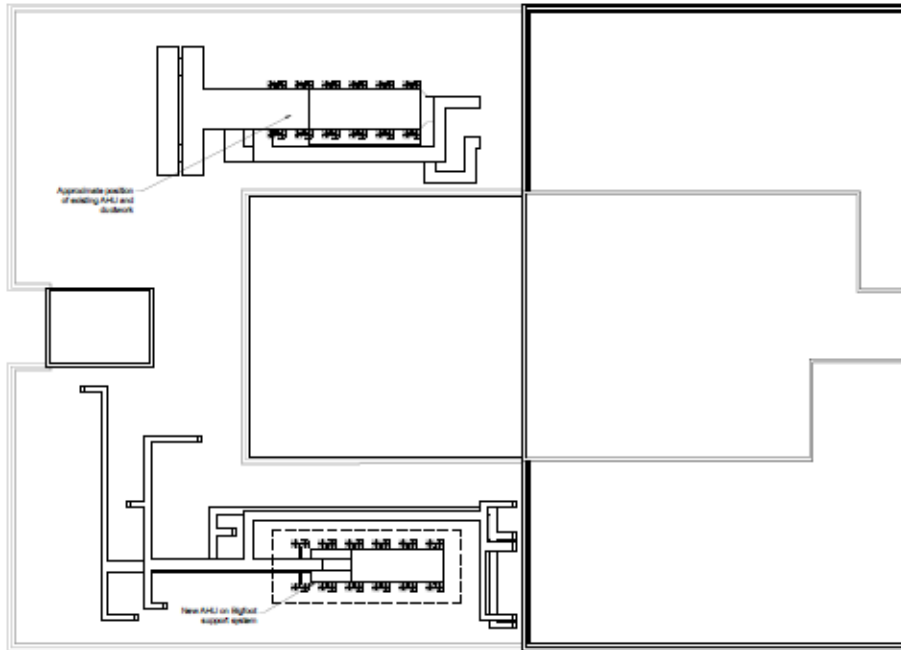


Proposed Development

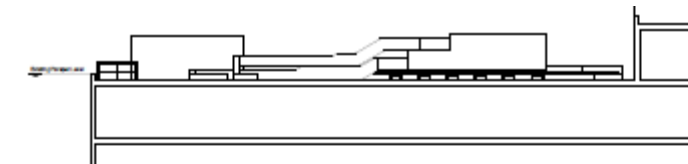
The applicant seeks permission to install a roof top air handling unit (AHU) on Block O of hospital complex. The Air handling unit is required due to the refurbishment of ward 13 and a need for adequate ventilation. The AHU is proposed to be sited on top of the three-storey section, on the North-East wing of the building. It is proposed to mirror the plant installed on the roof of the South-West wing following its refurbishment in 2020.

Proposed Roof Plan

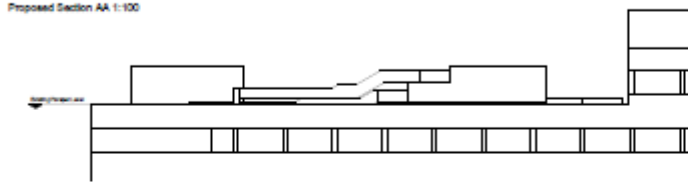
Proposed Roof Plan



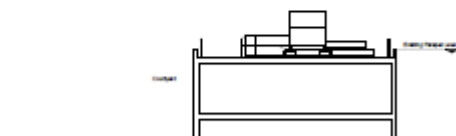
Proposed Elevations



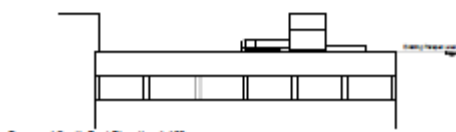
Proposed Section AA 1:100



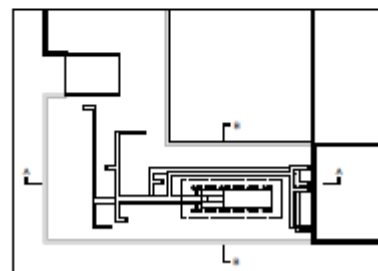
Proposed North East Elevation 1:100



Proposed Section BB 1:100



Proposed South East Elevation 1:100



Block Plan 1:200

Policy Context

The site is allocated as Urban Fabric within the Local Plan Proposals Maps and therefore the following policies are relevant:

Policy GD1 General Development

Policy D1 High Quality Design and Place Making

Policy Poll1 Pollution Control and Protection

Policy LG2 The Location of Growth

NPPF

The NPPF sets out the Government's planning policies for England and how these are expected to be applied. At the heart is a presumption in favour of sustainable development. Development proposals that accord with the development plan should be approved unless material considerations indicate otherwise. Where the development plan is absent, silent or relevant policies are out-of-date, permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework as a whole; or where specific policies in the Framework indicate development should be restricted or unless material considerations indicate otherwise.

Paragraphs of particular relevance to this application include:

Para 81 – Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity.

Para 92 - Planning policies and decisions should aim to achieve healthy, inclusive and safe places

Para 111 - Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

Para 126 - The creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

Consultations

Regulatory Services – no objections

Representations

The application was advertised by issuing neighbouring residents with a notification letter, also a site notice and press notice was displayed. No letters have been received.

Assessment

Principle of development

All developments must ensure that living conditions and overall standards of residential amenity are provided or maintained to an acceptable level. In addition, development will only be granted where it would maintain visual amenity and not create traffic problems/reduce highway safety.

Visual Amenity

The proposed AHU on the North East wing of Block O would mirror the existing plant on the South West wing of that building. The proposed location is also set further away from the highway than the existing plant. The AHU would be set in from the edge of the building and views from the North and West would be limited due to the neighbouring buildings within the hospital site which are greater in height. There would be some views from surrounding highways and public vantage points, but these would generally be against the larger buildings in the back ground. There are also similar developments evident across the hospital site. As such, visual amenity would be maintained to a reasonable degree, in accordance with Local Plan Policy D1.

Residential Amenity

There are residential properties surrounding the hospital site, however, the closest property is circa 90m from the proposed AHU. In addition, the AHU mirrors existing plant on the same roof top, as well as numerous plant on the roof tops on neighbouring buildings across the hospital site. Regulatory Services have assessed the location of the AHU and assessed the specifications sheet relating to noise, they have raised no objections, as such, residential amenity would be maintained to a reasonable degree, in accordance with Local Plan Policy GD1.

Highways

Given the proposed development is located on an existing rooftop, there is no impact on existing parking, turning and manoeuvring. As such, the development is in accordance with Local Plan Policy T4.

Conclusion

It is considered that there are no other material considerations to indicate that a decision should be made at variance to the above policies. There are no significant or demonstrable adverse impacts associated with the development that would be sufficient to outweigh the planning policy merits in support of the application. Therefore, it is recommended that the application is granted approval subject to the identified conditions.

Recommendation

Approve subject to conditions