

38/2006/221

TAUNTON AND SOMERSET NHS TRUST

**ERECTION OF A 3 STOREY EXTENSION TO THE DUCHESS BUILDING FOR STAFF/PATIENT ACCOMMODATION, RESPIRATORY, NEUROLOGY, DIABETES AND DIETICIANS DEPTS AT MUSGROVE PARK HOSPITAL, TAUNTON**

321550/124068

FULL

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**PROPOSAL**

The proposal comprises the erection of a three storey extension filling a corner of the site adjacent to the existing Duchess building and north of the existing surface car park. This is an extension of the existing building designed to allow for an expansion of the cardiology unit, as well as accommodating staff and patients from existing facilities with links to the existing building and continued use of the ambulance area while minimising any impact on the barrier controlled car park. Materials will be brick and timber cladding reflecting the existing building and the new multi-storey car park.

**CONSULTATIONS AND REPRESENTATIONS**

COUNTY HIGHWAY AUTHORITY it would appear that the application seeks to provide new buildings to house uses that already exist on the hospital site. In this case it is very unlikely that there will be additional traffic generation associated with the use and in consequence I do not propose to raise a highway objection to the proposed development. WESSEX WATER The development is located within a foul sewer area. It will be necessary for the developer to agree a point of connection onto the system for the satisfactory disposal of foul flows generated by the proposal. This can be agreed at the detailed design stage. The developer has proposed to dispose of surface water to existing mains on site. As there are no existing public/separate surface water sewers in the vicinity of the site, it is advised that the developer investigate alternative methods for the satisfactory disposal of surface water from the site (e.g. soakaways). Surface water should not be discharged to the foul sewer. Your Council should be satisfied with any suitable arrangement for the disposal of surface water.

**POLICY CONTEXT**

Regional Planning Guidance for the South West  
Policy SS.14 – Taunton, Policy EN5 – Health, Education and other Social Infrastructure

Somerset and Exmoor National Park Joint Structure Plan Review Policies STR1 – Sustainable Development, STR4 – Development in Towns, Policy 48 – Access and Parking.

Taunton Deane Local Plan Policies S1 – General Requirements, S2 – Design, M3 – Parking, EN28 – Flood Risk.

## **ASSESSMENT**

The proposal is to erect an extension to the existing Duchess building of just over 300 sq m on each of three floors. The building will accommodate existing facilities currently elsewhere on the site. The extension lies on the western side of the existing building and will face out to the west and south with the other two sides linked to the existing building. The design is considered an appropriate one and it blends in with the existing building with materials that reflect the character of the hospital buildings in the area.

The proposal is designed not to materially affect the existing car park layout. The site lies on the edge of a flood risk zone and comments in respect of the Flood Risk Assessment in relation to the proposal are awaited. Provided there are no adverse flood risk impacts from the proposal the application is considered acceptable.

## **RECOMMENDATION**

Subject to no adverse comments from the Environment Agency by the 16<sup>th</sup> August, 2006 the Development Control Manager in consultation with the Chair/Vice Chair be authorised to determine and permission be GRANTED subject to conditions of time limit and materials. Note re drainage.

**REASON(S) FOR RECOMMENDATION:-** The siting and design of the building are considered acceptable and not to harm the amenity of the area and the proposal is considered to comply with Taunton Deane Local Plan Policies S1 and S2 and material considerations do not indicate otherwise.

If the Environment Agency raise objection then permission be REFUSED for reason of contrary to Taunton Deane Local Plan Policy EN28.

**In preparing this report the Planning Officer has considered fully the implications and requirements of the Human Rights Act 1998.**

**CONTACT OFFICER: 356398 MR G CLIFFORD**

NOTES: