NON MATERIAL AMENDMENT

ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

WB/10/0617/FULL/NMA/1 – Worthing Hospital, Lyndhurst Road

DATE OF SITE VISIT: 28 January 2011

NEIGHBOURS: No further consultation judged necessary

SITE AND SURROUNDINGS:
The current hospital buildings comprise a mixture of architectural forms and materials developed over 50 years or more. There are five, four, three, two and even single storey buildings around the site. Some have flat roofs, others have traditional tiled pitched roofs. Some are brick and some are render. There is still a Victorian building on the site but the main buildings were constructed in the 1950s with further development through the 1960s and 1970s with the main hospital complex built in the 1990s.

To the east, on the opposite side of Homefield Road, is a large nursing home situated between traditional two storeys detached and semi detached suburban housing. To the north is Park Avenue where there are sixteen semi detached houses owned by the hospital on which permission has been granted for a breast screening clinic and car park (WB/10/0618/FULL refers).

THE APPROVAL:
Permission was granted on 5 October 2010 for a new two storey healthcare facility comprising ground floor outpatients' services and a 40 bed ward at first floor level with plant and office accommodation within the roofspace. The site is currently a staff car park with up to 100 spaces.

CURRENT PROPOSAL
The building has been redesigned following a final review by the NHS Trust as follows:
1. the overall footprint is reduced
2. the north west stair tower is reorientated
3. the north elevation of the children's centre is revised
4. the landscaping is amended to allow for fire tender access
5. the east and west elevations have been slightly amended due to the reduction in length from north to south.

There would be no change to the south elevation

RELEVANT POLICIES:
The application was considered against saved Local Plan Policies RES7, RES9, RES12, BE1, TR9, H18 and SC1, Submission Core Strategy Policies 11, 12, 13, 15, 16, 17, 18 and 19 and Policy guidance in the form of PPS1 : Delivering Sustainable Development, PPS9 : Bio-Diversity and Geological Conservation, PPG13 : Transport, PPS22 : Renewable Energy, PPS23 : Planning and Pollution Control, PPG24 : Planning and Noise and PPS25 : Development and Flood Risks.

RELEVANT CONSULTATION RESPONSES
No further consultation necessary

REPRESENTATIONS:
N/A

HUMAN RIGHTS:

Article 8 (Right to Respect of a Private and Family Life) and Article 1 of the First Protocol (Protection of Property) of the Human Rights Act 1998 are relevant to this application. It is accepted that the proposal, if refused, would have some impact on the applicant's Rights. However, it is considered that the harm caused by the development outweighs these and that in the public interest the application should be refused. Accordingly, it is considered that the decision complies with the Human Rights Act 1998.

PLANNING ASSESSMENT:
There are a number of revisions to the approved building. The main one being that the footprint would now be slightly smaller with the west to east width now 42.2m instead of 43.0m as approved. The north to south depth would now be 31.0m instead of 34.4m.

The accommodation has been rearranged to make better use of the space, particularly on the ground floor. The balance of uses remains very similar but room shapes and sizes and positions within the ground floor are quite different. However this has not affected the overall design of the building. The first floor still contains 10 single bedrooms and 6 bed bays but the rooms have been changed in size and some repositioned. On the second floor the plant rooms and office areas have been adjusted but with a similar overall floorspace to the approval. The roofspaces remains very similar but without the rooflights.

The proposed east elevation which faces the road contains two notable changes. The first is the extension of ground floor glazing panels to full height and the second is a two storey rendered and glazed panel towards the northern end. The west elevation would also incorporate full height glazed panels in a similar style and this would be the only notable change to this elevation. The south elevation remains unchanged.

The north elevation is broadly similar to the approval in terms of the relationship of glazing to solid and use of materials incorporating cedar cladding, render and louvered panels. The revised design is acceptable but, in any event, its proximity to the building to the north severely restricts any clear or complete view of this elevation making any changes less important than those to the three more exposed primary elevations.

Finally, there would be small changes to the hard and soft landscaping proposals around the building which are minimal and acceptable. The most significance difference is the need to provide a fire tender access path along the south side of the building. This is an unavoidable change. The planted border would be replaced with a reinforced grassed area for vehicles which would be the best soft landscaping solution in the circumstances.

CONCLUSION

The overall size of the building would be reduced and therefore have no greater impact on the area or neighbouring properties than the approval.

In design terms, the changes would be relatively insignificant and generally an improvement on the original.

Although the accommodation has been rearranged, the balance of uses and floorspace would remain the same and there are, therefore, no implications in terms of additional activity, increased access or different transport demands.

RECOMMENDATION:

Grant approval for the non material amendments as requested and set out above.

REASONS FOR RECOMMENDATION:

The rearrangement of rooms on the three floors is essentially internal and has not influenced the external changes which are not significant and equally acceptable and do not change the fundamental considerations of the overall scheme.

IS RECOMMENDATION CONTRARY TO LETTER (S) OF REPRESENTATION?

No

DELEGATED

Case Officer sign..... [redacted] ...Date..... 3 February 2011