Development Control – Delegated Officer Report

Application Number: AWDM/0205/24 Recommendation: Approve

Site: Worthing Hospital, Lyndhurst Road, Worthing, West Sussex BN11 2DH

Proposal: Extending two existing gas flues

Date of site visit: 20 February 2024 (planning assistant)

Neighbours checked: Y

Additional neighbour notifications: Site notice posted 20 February 2024

Site and Surroundings

The wider site comprises Worthing Hospital located on Lyndhurst Road. The building on which the flues are located is to the east of the site adjacent to Homefield Road. The building is two-storeys with a pitched roof. The flues are located on an east facing roofslope.

On the eastern side of Homefield Road are a residential care home and other residential properties

Proposal

The development proposes extending two existing flues located at roof level. The flues would be extended so that they would run up the side of the eastern roofslope bending and then projecting about 2.7 metres from the highest point of the roof for a total of about 5.6 metres from the lowest point on the roof.

They would be visible in wider views from Homefield Road.

Relevant Planning History:
AWDM/0656/21 - New roof mounted plant enclosure on North Wing roof. Application permitted 27/05/2021

AWDM/1581/20 | External roof top air handling plant (for new isolation suites and wards within existing hospital building) spread over two existing flat roof areas on the east side of hospital building and adjacent west roof slopes of east wings; Plant access dormer extension to west roofslope; External stair and platform access to north elevation. Permitted 10/11/2020

AWDM/1751/18 | Installation of roof top air handling plant to east side. Permitted 11/01/2019

AWDM/1876/17 | Proposed 8.4m high and 2.7m diameter VIE cylinder (vacuum insulated evaporator) containing medical liquid oxygen and 2no. 4m high vaporiser units (to convert liquid to gas); creation of new enclosure with a mixture of 2.5m high brick wall and 2m high Palisade fence to North of Worthing Hospital building with access from Park Avenue. Permitted 03/04/2018

Consultations:

Environmental Health: There are no EH objections in principle but the applicant should be aware that if you exhaust gas under pressure through long lengths of pipework, that it can sometimes create a hum and if this is the case then a silencer may need to be fitted to the flue outlet.

Officer's response: The applicant was advised to attach silencers but they advised they did not think they needed to. EH has confirmed that they have separate powers if there are noise issues.

Representations:

None received.

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5, DM22,
National Planning Policy Framework (HCLG 2023)
Planning Practice Guidance

Planning Assessment

Principle of development
Alterations to infrastructure to ensure they can operate are acceptable in principle subject to assessment of other material considerations

Design and visual amenity
The existing flues project approximately 0.67 metres from the roof of the existing building. The proposal would extend these two flues to about 5.6 metres from the main roof slope for the lower flue and 2.6 metres from the roof ridge. They are visible from Homefield Road. As outlined above, there have been numerous applications for plant equipment at roof level for the hospital. Flues are considered to be a common type of installation within a hospital environment. These flues, while visible in views from neighbouring streets are appropriate for their context and won't have an adverse impact on the hospital building, streetscene or wider area.

Residential amenity including pollution
The flues are located within the hospital complex, some distance from residential properties. As the flues serve gas boilers there won't be any emissions which need to be controlled. However, the Council's Environmental Health Officer has noted that the flues could cause a hum and suggested silencers could be installed as a precaution. The applicants advised that they did not think this was necessary due to the separation

distance to residential properties. Environmental Health will be able to use their powers under the Environmental Protection Act should any issues arise.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit

Informative

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Is recommendation contrary to letter(s) of representation? N

Case Officer: Louise Prew Date: 15/03/2024

Authorised by: Gary Peck Date: 15 March 2024