Development Management – Delegated Officer Report

Application Number: AWDM/0859/26 **Recommendation: Approve**

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

Proposal: Non-material amendment to approved application AWDM/0769/25 as amended by AWDM/1464/25 to relocate transfomer

Date of Site Visit: 24 July 2025

Neighbours Checked: N/A

Additional neighbour notification: N/A

Proposal, Site and Surroundings:

The proposal is to relocate the transformer within the hospital loading area. The transformer will be located in the east of the site adjacent to the hospital building in the place of a store. A small store will be built to the east adjacent to the existing store.

The hospital is located to the north of Lyndhurst Road and to the west of Homefield Road. The current hospital complex contains a variety of buildings set within parking. The main building is three-storeys and brick clad in a modified hash symbol layout with wings and external gaps and internal courtyards. The closest residential properties are to the east on Homefield Road.

The application site is not within a Conservation Area, does not contain a listed building and there are no protected trees that would be affected.

Planning History:

AWDM/0769/25**:** Installation of thermal stores and transformer, refurbishment of facade and associated works Permitted 24 October 2025

AWDM/1464/25: Non-material amendment to approved application AWDM/0769/25 to relocate Thermal Store. Permitted 22/12/2025

Consultations:
None

Representations

N/A

Relevant Planning Policies

National Planning Policy Framework (2026)
Worthing Local Plan

Planning Assessment

Section 96A of the Act allows a non-material amendment to be made to an existing planning permission via an application procedure. There is no statutory definition of 'non-material'. This is because it is dependent on the context of a particular scheme – what may be non-material in one context may be material in another. In order to grant an application a local planning authority must be satisfied that the amendments sought are non-material. s96A also allows for changes to conditions:

Power to make non-material changes to planning permission

(1)A local planning authority ... may make a change to any planning permission relating to land in their area if they are satisfied that the change is not material.

(2) In deciding whether a change is material, a local planning authority must have regard to the effect of the change, together with any previous changes made under this section, on the planning permission as originally granted.

(3) The power conferred by subsection (1) includes power—

(a)to impose new conditions;

(b)to remove or alter existing conditions.

A previous NMA was granted to move the transformer within the loading area. This NMA seeks to move the transformer to the location of the existing store. A 2m high fence will be installed around the thermal store.

The works are described in the cover letter as follows:

This amendment is primarily required due to unforeseen circumstances, as during the construction works of the original design, the applicant came across undetected services (main gas and water supply to the hospital). These services cannot be easily relocated, and as such, it was necessary to redesign the position of the substation and extend the existing store building to accommodate this redesign. In order to align with programme, the proposed changes are being retrospectively applied for at this stage.

In this case, the proposed change is considered to be non-material as it does not result in a material change to the character or appearance of the development or to residential amenity.

The transformer remains within a similar location in place of an existing store. The design integrates the transformer with the existing building rather than as a standalone unit. The development moves closer to the tree in the north-east corner of the site but remains outside of the root protection area.

The new position is not considered to affect any of the comments received from consultees on the initial application.

Recommendation

APPROVE the non-material amendments in accordance with the application and accompanying plans. For the avoidance of doubt these plans comprise Drawing Nos:

DR-A-5003 P7, E-A-5001 P9, E-A-5002 P7, received 03/11/2026, E-A-5601 P6, E-A-6001 P4 received 20/07/2026

…….. existing planning permission AWDM/0769/25 as amended by AWDM/1464/25 still stands and that the conditions imposed upon it continue to apply to the development except that the above plans can be substituted for Drawing Nos:

DR-A-5003 P5, E-A-5001 P7, E-A-5002 P5, E-A-5601 P5, E-A-6001 P3 received 18.11.2025

Case Officer: Louise Prew Date: 09/11/2026

Authorised by: Peter Barnett Date: 9 November 2026