DELEGATED APPLICATIONS
ASSESSMENT SHEET

APPLICATION No. and SITE: WB/11/0079/FULL – Worthing Hospital, Lyndhurst Road

DATE OF VISIT: 23rd March 2011

NEIGHBOURS CHECKED: Y

ADDITIONAL NEIGHBOUR CONSULTATIONS: N/A

PROPOSAL, SITE AND SURROUNDINGS

The site comprises the North Wing of Worthing Hospital. It provides a gymnasium and other facilities for the hospital. It is situated in the north-western part of the grounds of the hospital, adjacent to Homefield Park. To the west is a service road from Park Road to the side and rear of the building. The North Wing has two flights of concrete steps providing access to and means of escape from the building within a gravelled and soft-planted area on the west side of the building. This phase of the hospital was built in 1964.

Permission is sought to construct a ramped access path and staircase to the existing raised ground floor entrance at the northern end on the west side of the North Wing of Worthing Hospital. The proposal would provide a 1:15 to 1:20 ramped non-slip concrete path for disabled access and a set of concrete steps. Both would be contained withir dark blue brick retaining walls to each and have 1100mm high handrails. These would be constructed within the existing gravelled area adjacent to the west side of the building. The existing shrubs in this area, Photinia Red Robin and Viburnum tinus, would be displaced by the proposed ramp. Under revised plans submitted, these are to be transplanted to the northern part of this gravelled area, where it is currently free of planting. The works include adaptations to the existing entrance and door threshold to improve the form of access and means of escape. Revised plans (Drawing No. 10122 - 002 - A), received on 1st April 2011, follow negotiations with the applicant's agents over the design of the proposal and are submitted for consideration.

RELEVANT PLANNING HISTORY

March 1964: Hospital extension (Homefield Park), now North Wing, approved (WB/687/63)

RELEVANT SAVED PLANNING POLICIES & NATIONAL PLANNING POLICY GUIDANCE

'Saved' Worthing Local Plan 2003: BE1; South East Plan 2009: BE1
Worthing Borough Council's Submission Core Strategy (April 2010): Policy 16

REPRESENTATIONS

None

HUMAN RIGHTS

Article 8 of the First Protocol (Protection of Property) of the Human Rights Act 1998 is relevant to this application, It is accepted that this proposal, if approved, would have some impact on the neighbouring properties. However, it is considered that the level of development proposed would not cause undue harm in terms of additional noise, disturbance and loss of privacy and that on balance, existing residential quality of life would not be adversely affected as a result of the proposal. Accordingly, it is considered that it is acceptable with regard to Article 8 and Article 1.

PLANNING ASSESSMENT

The use of dark blue brick for the retaining walls, as shown on the revised plans, instead of yellow brick as originally proposed, along with the revised landscaping, to transplant the existing shrubs to the gravelled open area on the north side of the staircase, as well as the ramp, staircase and handrails, would enhance the appearance of the building and its setting whilst improving the standard of access and escape to and from the building.

The proposal as so revised, in my opinion, would provide a sympathetic form of development in relation to the site and its surroundings. As such, it would accord with the above policies and is acceptable subject to a condition requiring the development to be carried out in accordance with the revised plans only. On this basis, permission should be granted.

RECOMMENDATION

Grant permission, subject to:

1. C1(A) Rev – Standard time limit – 3 years

2. The development, hereby permitted, shall be carried out fully in accordance with the amended design, materials schedule and landscaping details shown on the revised plan (Drawing No. 10122 – 002 – Revision A), submitted on 1st April 2011, and not the plans as originally submitted.

   Reason: For the avoidance of doubt and because the scheme as originally submitted by unacceptable to the Local Planning Authority,

REASON FOR THE RECOMMENDATION:

The proposed development would not detract from the local environment and can take place without resulting in detrimental to visual amenity or the amenities of any residential property in the vicinity. It would consequently not conflict with the 'saved' policies of the Worthing Local Plan (BE1, H16 and H18) and the South East Plan (CC1, CC6 and BE1).

IS THE RECOMMENDATION CONTRARY TO LETTER(S) OF REPRESENTATION: Y/N

DELEGATED

Case Officer sign.....Date: 5th April 2011.....

Authorising Officer sign.....Date.....6:4:11.....