

Development Management - Delegated Officer Report

Application Number: AWDM/0278/26 **Recommendation – Approve**

Site: Southlands Hospital, Upper Shoreham Road, Shoreham-by-sea

Proposal: Installation of 169 solar panels on two areas of roof

Date of site visit: 1 April 2026

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application seeks permission for 169 solar panels on two areas of flat roof at Southlands Hospital. 129 panels are proposed in the SE corner with a further 40 panels in the NW corner. They will be pitched to 10 degrees, facing south.

Relevant site history

Various applications for extensions and alterations

Consultations

Environmental Health: No adverse comments

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policies 1, 2, 15, 19
National Planning Policy Framework (December 2024)

Planning Assessment

Principle

The proposal comprises the installation of renewable energy equipment on a hospital within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the area.

Visual amenity

The panels will be numerous but will sit on top of the flat roof and will be partly hidden behind a parapet wall. The building has a utilitarian design with a

number of existing infrastructure elements on the roof and the panels, while numerous in number, will not be unduly intrusive or visually harmful to the existing character.

Residential amenity

The proposed panels will not cause harm for neighbouring occupiers. The properties to the south are bungalows in Crown Road. They are at a lower level than the hospital roof and are not expected to be unduly affected by glare as they will not look directly down on to the panels. Other dwellings are to the north, east and west and will not face the front of the panels directly. Given the separation distance, no harm will arise.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit

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

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.

Case Officer: Peter Barnett

Date: 22 April 2026

Authorised by: Jo Morin

Date: 22.04.2026