Development Management – Delegated Officer Report

Application Number: AWDM/0831/24 Recommendation: APPROVE

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

Proposal: Single storey extension for the expansion of the Emergency Department with plant on roof

Date of Site Visit: 03/07/2024

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings:

This application seeks full permission for a single storey extension to the front of the Hospital (south elevation), filling a gap between two existing two-storey elements of the hospital. The roof of the new extension would have plant with a surrounding screen. The proposal is to provide a new entrance and rooms for the accident and emergence department.

The hospital is located to the north of Lyndhurst Road. The existing accident and emergency room is accessed from Lyndhurst Road behind a customer car park. 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 south on Maderia Ave. 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:

There have been a number of applications relating to the Hospital, almost all of which have been approved. The most relevant are below:

AWDM/1421/23: Proposed new extensions to inner courtyard area and adjacent to existing Emergency department public entrance. Permitted 24/11/2023

- The applicant has advised that “complicated ground conditions and existing surface water soakaway systems in the inner courtyard made to project unviable to develop.”

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.

Consultations:

Environmental Health: there are no adverse EH comments for this application

WSP (drainage): Following a review of the submitted information, we have noted that the site is at a high risk of surface water flooding. Therefore, we would recommend the objection of the application until a Flood Risk Assessment is completed that addresses this flood risk.

Officer's response: An FRA was provided and the following comments were received:

Thank you for the updated information. We are satisfied with the addition of a channel drain to address the surface water flood risk however, as these are prone to becoming blocked, we would recommend the applicant consider the maintenance and management of the drainage system to ensure it operates effectively. This could be conditioned with the following to allow progression on the proposed development to start:

"The development hereby approved shall not be occupied until details of the maintenance and management of the sustainable drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The drainage scheme shall be implemented prior to the first occupation of the development hereby approved and thereafter managed and maintained in accordance with the approved details in perpetuity. The Local Planning Authority shall be granted access to inspect the sustainable drainage scheme for the lifetime of the development. The details of the scheme to be submitted for approval shall include:

I. a timetable for its implementation.

II. details of SuDS feature and connecting drainage structures and maintenance requirement for each aspect including a drawing showing where they are located.

III. a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime. This will include the name and contact details of any appointed management company."

Officer's response: Condition to be added

Private sector housing: No comment

West Sussex County Council as LHA: The proposed changes are related to the internal layout of the site and no significant loss of parking is proposed.

Representations:

No comments received

Relevant Planning Policies:

Worthing Local Plan (2023): SP1, SP2, SP3, DM5, DM8, DM9, DM16, DM17 DM18, DM19, DM20, DM22
National Planning Policy Framework (2023)
Planning Practice Guidance

Planning Assessment

Policy DM8 supports improvements to the provision of health facilities to ensure the needs of local communities are met. The main issues in the determination of the application are the effect of the proposal upon the character and appearance of the area, the amenities of neighbouring properties, transport impacts, drainage and sustainability.

Visual amenity
Policy DM5 requires all development to be of a high architectural and design quality and respect the character of the site and the prevailing character of the area. All new development should be well-built, accessible, fit for purpose and include a layout and design that takes account of the potential users of the site, creating safe conditions for access, egress and active travel, and have acceptable parking arrangements.

This application seeks to infill a space which is currently used as the emergency entrance and is tarmacked. The proposal will have a larger more inviting entrance to the hospital which is more visible from the approach from Lyndhurst Road. The extension is tucked within the main extent of the hospital and will be visible in glimpses from Lyndhurst Road. However, it is set sufficiently into the site that it will be viewed as an integral part of the hospital building.

A large plant area is proposed on the roof of the extension to hold an air handling unit. While utilitarian in nature and of a significant scale it is necessary to enclose the plant required for the hospital. It will be screened with anodized/PPC aluminium perforated panels to ensure this element is integral to the overall development using a similar design language. The same material will be used in the front canopy wall to help with weather protection and shelter to the users. A condition will be attached to approve details of the proposed extension to ensure a high quality development.

The previous application infilled a courtyard within the building which resulted in the loss of existing landscaping. The new proposal does not propose to infill the courtyard and does not affect any existing planting. A small area of planting is included with the proposals to soften the new entrance to the hospital.

Neighbouring amenity

The proposed development is well separated from neighbouring residential properties beyond the boundaries of the hospital complex and would have no adverse impacts on residential amenity.

A noise impact assessment has been submitted with the application to which the Environmental Health raises no objection and accordingly the application is considered acceptable in this regard.

Hours of work will be conditioned to ensure that neighbouring amenity is protected during construction works.

Transport

The proposals will remove eight existing parking spaces adjacent to the public entrance to the A&E Department. The Highway Note accompanying the application confirms that these spaces are not currently for use by the general public and are solely for use by taxis or staff. There will be no impact on the wider visitor car park on the south side of the hospital complex (240 spaces). The proposals will provide three replacement parking spaces for taxis and disabled bay users for pick-up and drop-off purposes with a limited duration of stay. The updated development proposals (following the previous approval) represent a reduction in taxi and disabled bays by one and the two additional ambulance bays are removed. The Highways note concludes that this will not have an adverse impact on the local highway network or parking stress within the vicinity of the site.

It is considered necessary to attach a condition for a construction management plan given the scale of the extension and the possibility of impacts on users and the surrounding highways network.

The LHA has raised no concerns on parking or highway safety grounds. It is therefore considered that the development is acceptable in relation to transport.

Drainage

Policy DM20 sets out that development should be directed away from areas of highest risk of flooding from any source and opportunities should be taken to reduce flooding through sustainable drainage systems and natural flood management.

The Council's drainage consultant requested additional information as the site is at high risk of flooding and is or for a more vulnerable use. Following the addition of more information the consultant was satisfied subject to additional information on maintenance. This can be secured by condition and will be attached to the decision. The condition has been simplified to remove references to adoption as the site is entirely within the boundary of the hospital.

Sustainability

The application originally proposed the addition of PV panels but these have been removed from the proposal. However, it is noted that Worthing Hospital as a whole is

connecting to the new district heat network which will significantly reduce carbon and is considered acceptable to achieve compliance with these policies.

Biodiversity net gain is not applicable as the development would not result in any loss of more than 25sqm of priority habitat.

Recommendation

To GRANT planning permission subject to the following conditions:

01 Approved Plans
02 Time limit
03 Materials as annotated
04 Construction management plan
05 Drainage maintenance
06 Noise impact compliance

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

Case Officer: Louise Prew Date: 20/08/2024

Authorised by: Stephen Cantwell Date: 20/08/2024