DELEGATED APPLICATIONS ASSESSMENT SHEET

APPLICATION NO./ADDRESS: Worthing Hospital, Lyndhurst Road, Worthing WB/10/0890/FULL

DATE OF SITE VISIT: Pre-app

NEIGHBOURS CHECKED: Y

ADDITIONAL NEIGHBOUR NOTIFICATIONS: N

PROPOSAL, SITE AND SURROUNDINGS:

The application relates to the 2-storey catering block (south wing) on the main Hospital campus, facing Lyndhurst Road. Planning permission was granted under WB/09/1034/FULL for the refurbishment of the building, which included an internal up-grade of the kitchen. The internal refurbishment, which followed a fire on the premises, has required new plant and equipment to support a modern kitchen.

Retrospective permission is now sought for external plant located on the roof of the building comprising 2 no. air handling units and a kitchen extract fan with associated ductwork. The plant operates only when the kitchen and restaurant are open.

The roof-top plant is enclosed by fall prevention railings, comprising 1.1m high 'KeeKlamp' railings. Although there are some discrepancies, the submitted drawings show a mesh infill panel to be installed on the railings.

In addition, retrospective permission is sought for the replacement of the original 'Georgian' wired glass on the east side of the external corridor that links the catering block and the 'west building', with uPVC windows. The link corridor forms the main route for customers entering the newly refurbished restaurant.

The application is accompanied by a Design and Access Statement.

RELEVANT PLANNING POLICIES

Saved Local Plan policies: BE1, H18, RES7
South East Plan: CC6, BE1
Submission Core Strategy: 16

RELEVANT CONSULTATION RESPONSES AND REPRESENTATIONS:

Following queries raised by the **Executive Head of Housing, Health and Community Safety**, a report by Acoustic Design Services Ltd has been submitted which specifically deals with the acoustic issues associated with the roof plan. The EHO accepts the conclusions of the submitted report and raises no objection.

No representations have been received from third parties.

PLANNING ASSESSMENT:

The determining issues relate to the effect on the appearance of the building and the visual amenity of the wider area, and the impact on the amenities of nearby residential occupiers.

Although not a particularly large building compared to others which form part of the wider Hospital complex, owing to its 'peninsula' position, the catering block is prominently visible in open views along the site frontage from Lyndhurst Road and Park Road. The roof of the original building is not uniformly flat, and includes a plant room (clad in white weatherboarding) located towards the front (south) of the roof. To the rear of the plant room is an angled 'south light' feature, which extends the full width of the building. The plant is situated between these two existing roof features. Nevertheless, it is prominently visible on the roof, although at the time of the site visit the mesh infill panels have not been added to the railings, which would help screen some of the 'clutter'. It is disappointing that the siting of the plant appears to have been dealt with as an afterthought rather than being designed as integral to the refurbishment works approved under WB/09/1034/FULL, whereby greater consideration could have been given to minimising its visual impact. It is argued that due to space constraints there is no other potential location for the plant. It has been sited as far back from the edge of the parapet wall as possible.

The alterations to the link corridor comprising black framed uPVC windows with grey spandrel panels has resulted in a vastly improved appearance, consistent with refurbished catering block.

Following the submission of the acoustic report, although the EHO has queried the methodology, he is satisfied that noise emissions from the roof plant will not detract from the amenities of the nearest residents in Park Road and Park Avenue.

RECOMMENDATION

APPROVE subject to:-

1. Unless an alternative timescale is agreed in writing by the local planning authority, the mesh infill panels shown on drawing 4758/1351 shall be installed on the 'fall prevention' railings enclosing the roof-top plant hereby permitted, within 3 months of the date of this permission.

Reason: In the interests of visual amenity and to comply with saved Local Plan policy BE1 and submission Core Strategy policy 16.

REASONS FOR RECOMMENDATION:

Subject to the installation of mesh infill panels on the 'fall prevention' railings, the proposed development does not detract from the local urban environment

and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It consequently does not conflict with the 'saved' policies of the Worthing Local Plan (RES7, BE1, H18), South East Plan policies (CC1, CC6, BE1) and Submission Core Strategy policy 16.

HUMAN RIGHTS:

Article 8 (Right to Respect of a Private and Family Life) and Article 1 of the First Protocol (Protection of Property) of the Human Rights Act 1998 are relevant to this application. It is accepted that the proposal, if approved, would have some impact on the neighbouring properties. However, it is considered that on balance, existing residential quality of life would not be significantly adversely affected as a result of the proposal. Accordingly it is considered that it is acceptable with regard to Article 8 and Article 1.

IS RECOMMENDATION CONTRARY TO LETTER (S) OF REPRESENTATION?

No

Delegated Decision

Case Officer
Sign.....Date 16.3.11

Authorising Officer
Sign.....Date 16 3 11