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16th October 2022
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Peter Barnett
Planning Department,
Adur & Worthing Councils,
The Shoreham Centre,
Pond Road,
Shoreham-by-Sea,
West Sussex,
BN43 5WU

Dear Mr Barnett

Proposed Courtyard Extension, Southlands Hospital, Upper Shoreham Rd, Shoreham-by-Sea BN43 6TQ

We are submitting a new Prior Approval Notice Application under Part 7 Class M of the General Permitted Development Order, for a new build extension, within an existing courtyard, at Southlands Hospital. As agreed, we have altered the standard forms for Part 7 Class M for a University Building, as forms do not exist within your council or the Planning Portal for this type of application.

We are attaching two copies of the drawings and forms, but if you wish, we can email these in PDF format for your on line records.

The proposal is for a single storey extension, sited in a central courtyard and built against the existing two storey Day Surgery building. The extension is to house air handing and associated plant within a profiled steel-clad building, there will be an area to the south where a new Air Source Heat Pump will be placed. Some minor external works alterations, primarily to provide access to the new plant room will be required. A recent application for a two storey extension, in this exact location, was approved earlier this year. his revised scheme has less visual impact from the surrounding street scene and neighbouring properties.

These new plant buildings are in support of a new Community Diagnostic Centre internal refurbishment in the existing hospital buildings. The newly refurbished areas will expand the existing radiology and scanning facilities on the site as part of the NHS Covid Recovery Plan to reduce patient waiting lists and utilise existing community facilities to provide new diagnostic hubs. This is all in line with the recommendations of the report on; Diagnostics: Recovery and Renewal – Report of the Independent Review of Diagnostic Services for NHS England.

The extension is considered suitable for Permitted development as:

- The gross internal floor area of the building is less than 250m²
- It is less than 6m tall.
- It is more than 10m away from any boundary
- The area is not habitable so there are no increased traffic or highways impacts
- The external appearance from the street is minimal with a small projection of the profiled metal roof visible above the existing single storey buildings. See Design and Access statement.

- The application site area is not considered to have any heritage or archaeological impacts.

Two copies of the following documentation is included within this submission.

- Completed Online Submission Form (please note: as there was no specific from for a Hospital Building it has been agreed in advance with the Planning Officer that the extension to a university building can be used as this falls within the same Class M category)
- C-2155- Design and Access Statement
- SHCDC-CAA-ZZ-00-DR-A-0801_Location and Block Plans
- SLHCDC-CAA-01-00-DR-A-2001-P5-Existing GF Plan
- SLHCDC-CAA-01-00-DR-A-2003-P3-Existing Roof Plan
- SLHCDC-CAA-01-00-DR-A-2005-P9-Proposed GF Plan
- SLHCDC-CAA-01-00-DR-A-2007-P3-Proposed Roof Plan
- SLHCDC-CAA-01-01-DR-A-2002-P4-Existing FF Plan
- SLHCDC-CAA-01-01-DR-A-2006-P6-Proposed FF Plan
- SLHCDC-CAA-01-EL-DR-A-2101-P5-Existing Elevations
- SLHCDC-CAA-01-EL-DR-A-2105-P7-Proposed Elevations
- SLHCDC-CAA-01-ZZ-DR-A-2010-P4-Proposed External Works Plan
- SLHCDC-CAA-01-ZZ-DR-A-2201-P4-Existing Sections
- SLHCDC-CAA-01-ZZ-DR-A-2205-P7-Proposed Sections
- J3407 - CDC - Planning Noise Survey - Issue 3

We have calculated the planning fee to be £96.00 plus the Service change of £32.20, so a total of £128.20. Please can you contact us when the application is received and we arrange payment.

If you wish to discuss any of the attached or require any additional information, please do not hesitate to call or email.

Yours sincerely,

[redacted]

Richard Mason
Partner
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