Development Management - Delegated Officer Report

Application Number: AWDM/1381/15 Recommendation – Approve

Site: **Southlands Hospital, Upper Shoreham Road Shoreham-By-Sea**

Proposal: **Extension of existing outpatients building to provide new departmental entrance, additional clinical floor space, enlarged roof top plant room and additional roof plant enclosure. Existing plant room to be overclad.**

Date of site visit: 2 October 2015

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application proposes to extend part of the existing outpatients building at Southlands Hospital as part of the formation of a new Opthalmology Department on the site.

It is proposed to infill two courtyard spaces and to form a new main entrance on the west side of the building within a new flat roofed ground floor extension, finished in vertical timber cladding, with a glazed entrance and canopy over. It is also proposed to provide new plant enclosures on the roof of this single storey building, to be clad with light grey horizontal metal panels with louvered walls. The existing roof mounted plant enclosure is also to be over clad to be screened in the same way.

Relevant site history

Various

Consultations

West Sussex County Council: The ***Highways Officer*** has no objection. The hospital has a green travel plan in place which aims to reduce car journeys and increase sustainable travel options for staff and patients. The trust is also undergoing a review of parking across the three sites (Worthing, Chichester and Shoreham). The findings show that the current parking at Shoreham is sufficient and can cope with its turnover of patients.

In the future the site will also be reducing its services to out-patients, and a re-configuration of the site, once land has been sold for housing is likely to free up additional car parking.

Adur & Worthing Councils: The ***Environmental Health*** Officer has no objection. Based on the recommended maximum noise level for the plant

reported, he has calculated the expected noise contribution from the plant in this area and it should be ok.

Southern Water: Applicant is advised to contact Southern Water

Representations

1 letter received from the occupier of 212 Upper Shoreham Road asking for a review of the adequacy of the car parking for outpatients following sale of rest of hospital land and car park. Temporary medical records store and hospital radio are currently taking up spaces and their permission should be rescinded.

Relevant Planning Policies

Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, ACS4
National Planning Policy Framework (March 2012)

Planning Assessment

Principle

Saved Policy ACS4 supports the development of health facilities subject to consideration of the impact on residential amenity and there being acceptable car parking and access.

Visual amenity

The proposed ground level extensions will not be widely visible, being either contained within the existing footprint of the building, or extending to the west side where it is reasonably well screened from the Upper Shoreham Road. It is a modest addition which will complement the existing building in form and appearance.

The roof mounted plant enclosures will be more visible given their elevated position. They will be no higher than the existing roof plant on the building but they will result in a significant increase the width of the plant enclosure. The hospital building is low level and largely screened behind a wall along Hammy Lane, although the existing roof plant enclosure is visible. Viewed from Upper Shoreham Road the hospital sits on lower ground. On balance, it is not considered that the roof structures will cause sufficient visual harm to warrant refusal. The proposal will be a valuable addition to the healthcare services provided at the retained Southlands Hospital site and this is also a material consideration when assessing the merits of the proposal.

Residential amenity

The proposed extensions will not cause a loss of light or outlook for neighbouring residents. The former hospital site to the west is due to be redeveloped for housing soon and additional dwellings will be in relatively close proximity to the building.

However, the applicants have carried out an assessment of the likely noise from the proposed new plant, which was concluded to be 'low impact' even when operating at maximum levels. The Environmental Health Officer is satisfied with these findings and has no objection.

Parking

West Sussex Highways had originally asked for more information about parking arrangements as it was not clear from the application if there would be an increase in visitors as a result of the increase in clinical space.

The applicant responded by confirming that there will be 140m2 of new clinical space which they considered to be insignificant when set against the total floor area of the building of over 9000m2.

The applicant has also committed to a green travel plan and there is potential for an increase in parking on the site once the adjacent former hospital site is redeveloped.

On this basis, WSCC is satisfied that there would not be an adverse impact on parking and highway safety and has no objection to the proposed extension.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard 3 year time limit
2. Materials
3. Travel Plan
4. Permission relates to approved plans

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: 23 November 2015

Authorised by: Gary Peck Date: 23 November 2015