

Development Management – Delegated Officer Report

Application Number: AWDM/1464/25

Recommendation: Approve

Site: Worthing Hospital Lyndhurst Road Worthing West Sussex BN11 2DH

Proposal: Non-material amendment to approved application AWDM/0769/25 to relocate Thermal Store

Date of Site Visit: 24 July 2025

Neighbours Checked: N/A

Additional neighbour notification: N/A

Proposal, Site and Surroundings:

The proposal is to relocate the thermal store within the hospital loading area. The thermal store will not be located in the east of the site in proximity to the transformer.

The hospital is located to the north of Lyndhurst Road and to the west of Homefield Road. 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 east on Homefield Road.

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:

AWDM/0769/25 | Installation of thermal stores and transformer, refurbishment of facade and associated works Permitted.

Consultations:

None

Representations

N/A

Relevant Planning Policies

National Planning Policy Framework (2024)

Planning Assessment

Section 96A of the Act allows a non-material amendment to be made to an existing planning permission via an application procedure. There is no statutory definition of 'non-material'. This is because it is so dependent on the context of a particular scheme – what may be non-material in one context may be material in another. In order to grant an application a local planning authority must be satisfied that the amendments sought are non-material. s96A also allows for changes to conditions:

Power to make non-material changes to planning permission

(1) A local planning authority ... may make a change to any planning permission relating to land in their area if they are satisfied that the change is not material.

(2) In deciding whether a change is material, a local planning authority must have regard to the effect of the change, together with any previous changes made under this section, on the planning permission as originally granted.

(3) The power conferred by subsection (1) includes power—

(a) to impose new conditions;

(b) to remove or alter existing conditions.

The applicant has advised that the change is necessary as “as a previously unknown underground attenuation tank was found to be sited in the same location to where the thermal store was approved. As such, the revised thermal store location shall avoid this underground attenuation tank”.

In this case, the proposed change is considered to be non material as it does not result in a material change to the character or appearance of the development or to residential amenity.

While the thermal store is being moved, it remains within the courtyard. The design is the same and it would not affect any neighbouring amenity. The new position is not considered to affect any of the comments received from consultees on the initial application.

Recommendation

APPROVE the non-material amendments in accordance with the application and accompanying plans. For the avoidance of doubt these plans comprise Drawing Nos:

DR-A-5003 P5, E-A-5001 P7, E-A-5002 P5, E-A-5601 P5, E-A-5602 P5, E-A-6001 P3 received 18.11.2025

..... existing planning permission AWDM/0769/25 still stands and that the conditions imposed upon it continue to apply to the development except that the above plans can be substituted for Drawing Nos:

DR-A-5003 P3, E-A-5001 P4, E-A-5002 P3, E-A-5601 P2, E-A-5602 P2, E-A-6001 P2 received.06.2025

Case Officer: Louise Prew Date: 22/12/2025

Authorised by: Stephen Cantwell Date: 22 Dec 2025