Development Management – Delegated Officer Report

Application Number: AWDM/1122/22 Recommendation: Approve

Site: Southlands Hospital, Upper Shoreham Road, Shoreham-by-sea

Proposal: Proposed new 2 storey extension to house new MRI Scanner on the ground floor and associated plant on the first floor, infill of existing recessed loading bay.

Date of Site Visit: 20 July 2022

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings:

The proposal is for a two storey extension sited in a central courtyard at the hospital and built against the existing two storey Day Surgery building. The extension is to house a new MRI scanner and associated support spaces on the ground floor, with a first floor plantroom over. It is also proposed to infill an existing loading bay on the south side of the building to create new internal floor area and infill existing windows to new Internal Xray and CT scanners, which, due to shielding requirements, require solid walls to their perimeters. New external plant, chillers and air source heat pumps, to serve the new areas and specialist MIR equipment, are also proposed plus an air source heat pump, to be sited to the west of the building.

The extension will measure 8.2m high, being no higher than the existing building, 12.2m wide and 9.2m deep. It is to be clad in composite panels, predominantly dark grey in colour but with a few yellow panels to add interest. It will be flat roofed, as is the existing building, with external pipes rising to just above the top of the extension on its south side.

Planning History:

Various

Consultations:

West Sussex County Council: The Highways Authority has no objection. The proposed increase in D1 floorspace equates to circa 248 sqm. The main extension works infill an existing courtyard area, as such the extension works are not prejudicing any of the existing on-site parking provision.

The proposed will not result in any changes to the existing access arrangements. As a ‘worst case’ scenario it is anticipated that the new MRI facility could accommodate up to 20 appointments per day, supported by 3 staff. The Transport Statement details how any vehicular trips associated with the MRI facilities will be spread across the day and only result in an additional 2 two-way vehicle trips in the highway network peak hours or 27 two-way vehicle trips across an average day. It is appreciated that not all staff and patients will travel by car and therefore the above is likely a significant overestimate.
The Transport Statement sets out the results of a parking stress survey. This concludes that any parking demand generated by the MRI facility can typically be accommodated within the existing hospital parking provision.
Servicing the MRI facility will be accommodated within the existing hospital servicing arrangements.
The Local Highway Authority is therefore satisfied that the proposal would not have an unacceptable impact on highway safety or result in any ‘severe’ cumulative impact on the operation of the highway network. Therefore, it is not contrary to the National Planning Policy Framework (paragraph 111), and as such there are no transport grounds to resist the proposal.

Adur and Worthing Councils: Public Health: No adverse comments

Representations

1 objection received from occupiers of 11 Longshore Drive:

Not only are we concerned with how it's going to look and impact our property value we are also concerned with living so close to more radiation and any risk that may cause. This was not agreed or in plan when we purchased our house. We strongly don't want this built so close to our home

Relevant Planning Policies

Adur Local Plan 2017 Policy 15, 28, 33, 34
National Planning Policy Framework (July 2021)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the area.

Visual amenity

The extension is to be located with an internal courtyard and much of it will be screened from view. However, the hospital building has a lower single storey building along Hammy Lane which will enable views of the extension rising behind. The grey panels will contrast with the existing yellow brick walls of the hospital and it will deliberately not blend in. However, the modern appearance of the extension is not considered to be harmful and it should be noted that there are various grey coloured additions which house roof plant which are also visible from the street.

Its set back position and partial screening by the existing building means that it will not be a dominant feature in the street and is considered to be acceptable.

The other minor infill works will have no adverse impact on the wider area. The air source heat pump will be located within an existing compound on the west side of the building and will not be widely visible.

Residential amenity

The extension is sufficiently distant from residential properties to not cause a loss of amenity. A noise report was submitted with the application which demonstrates that noise from the new plant will not adversely affect the nearest dwellings. Those to the west are protected by the hospital building itself as well as a brick wall on the western boundary which protects the new dwellings from noise from the compound.

There are no concerns from Environmental Health.

Parking and Highway Safety

A Transport Statement was submitted with the application which concludes that servicing and deliveries will be incorporated within the existing operation of the hospital; the proposals will utilise the existing hospital car park; car parking analysis demonstrates that there is more than sufficient capacity to accommodate the parking demand associated with the proposed extension; and, the proposed extension will not result in a significant change in vehicle trips and will not result in a material effect on the operation of the highway network local to the site.

The Highway Authority concurs with this view and has no highway objections to the proposal.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials as specified

Is recommendation contrary to letter(s) of representation Y

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: 5 September 2022

Authorised by: Gary Peck Date: 5 September 2022