Development Management – Delegated Officer Report

Application Number: AWDM/1294/24 Recommendation: APPROVE

Site: Worthing Hospital, Lyndhurst Road, Worthing, BN11 2DH

Proposal: Single storey extension for the expansion of the Emergency Department with plant on roof. Application to Vary Condition 01 (approved plans) and Condition 3 (materials to be approved) of AWDM/0831/24.

Amendment: Change to the external elevational treatments and approval of materials

Date of Site Visit: 03/07/2024

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings:

This application seeks to vary the existing permission which allowed for a single storey extension with rooftop plant to the south of the hospital. The statement sets out that the reason for the changes is to simplify the proposal to make it "viable for the final restraints imposed on the NHS".

The supporting statement sets out that the following are the changes from the consented development.

- The height of the building has been reduced by 300mm affecting the front elevation
- The plant enclosure has been rationalised. The rear section has been omitted and the front cantilever excluded. The enclosure now sits behind the parapet
- The fibre cement board to the front elevation has been replaced with white render. This simplifies the proposed palette of materials
- The Brise Soleil that ran along the principal elevation has been removed from the scheme
- Proposed curtain walling to the front elevation has been replaced with full height windows
- Aluminium soffit boards to the inner wall and underside of the proposed canopy have been removed. The structural wall will be fully clad in perforated panels and the soffit will receive a standard white external soffit board.

The hospital is located to the north of Lyndhurst Road. The existing accident and emergency room is accessed from Lyndhurst Road behind a customer car park. 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 south on Maderia Ave. 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/0831/24: Single storey extension for the expansion of the Emergency Department with plant on roof. Permitted 21/08/2024

AWDM/1206/24: Approval of Details Reserved by Condition 4 (Construction Management Plan) and 5 (Drainage Maintenance) of Application No AWDM/0831/24. Permitted 05/11/2024

There have been a number of other applications relating to the Hospital. The most relevant are below:

AWDM/1421/23: Proposed new extensions to inner courtyard area and adjacent to existing Emergency department public entrance. Permitted 24/11/2023

- The applicant has advised that “complicated ground conditions and existing surface water soakaway systems in the inner courtyard made to project unviable to develop.”

AWDM/1581/20: External roof top air handling plant (for new isolation suites and wards within existing hospital building) spread over two existing flat roof areas on the east side of hospital building and adjacent west roof slopes of east wings; Plant access dormer extension to west roofslope; External stair and platform access to north elevation.

Consultations:

Environmental Health: There are no adverse EH comments for this variation of Condition 1.

WSP (drainage): Following a review of the submitted information, we have noted no change to drainage or flood risk and therefore would recommend the approval of the application

West Sussex County Council as LHA: Changes to the external elevation treatments will not have an impact on the public highway. No Objection

Representations:

No comments received

Relevant Planning Policies:

Worthing Local Plan (2023): SP1, SP2, SP3, DM5, DM8, DM9, DM16, DM17 DM18, DM19, DM20, DM22
National Planning Policy Framework (2023)
Planning Practice Guidance

Planning Assessment

The development proposes alterations to the materials and design of the consented extension. The main consideration for this application is the impact on the visual amenity of the proposal.

Visual amenity

The proposal has been simplified to reduce costs. The scheme now proposes white render, with grey aluminium windows and a khaki panel at ground floor matching the panel of the reduced rooftop plant enclosure above. As outlined previously the proposal is sufficiently set back within the site as to not appear overly prominent in the streetscene and the change in design does not have a material impact on the proposal. The revised design and materials are considered to retain an appropriate design which complements the existing hospital building.

The reduction in the plant area is welcomed as it will reduce the dominance of this element of the proposal.

The materials details provided on the approved plans are sufficient to modify condition 3 to a compliance condition. The drainage and CMP conditions will be modified to refer to the approved details submitted under application AWDM/1206/24.

Recommendation

To GRANT planning permission subject to the following conditions:

01 Approved Plans
02 Time limit
03 Materials as annotated
04 Approved construction management plan to be implemented
05 Drainage maintenance
06 Noise impact compliance
07 Hours of construction

Is recommendation contrary to letter(s) of representation? N

Case Officer: Louise Prew Date: 15/11/2024

Authorised by: Peter Barnett Date: 15 November 2024