## DELEGATED APPLICATIONS ASSESSMENT SHEET

**APPLICATION NO./ADDRESS:** Worthing Hospital WB/11/0168/FULL

**DATE OF SITE VISIT:** 30.06.2011

**NEIGHBOURS CHECKED:** Y

**ADDITIONAL NEIGHBOUR NOTIFICATIONS:** N

**PROPOSAL, SITE AND SURROUNDINGS:**

The current proposals relate to the expansion of existing facilities at the Hospital and involve alterations and a small roof extension to the north-west 3-storey wing of the 'East Block', set back from the south side of Park Avenue. It is proposed to extend the existing roof ridge approximately 1m northwards in order to accommodate a plant room extension and provide services (including air handling units and associated plant and services to accommodate 2 no. Laminar Air Flows) for two new operating theatres. The new theatres would be located on the second floor, with the new plant room and services above within the third floor roof void. Other alterations involve obscure glazing various windows on the second floor for operational reasons.

**RELEVANT PLANNING HISTORY:**

Various projects on-going throughout the Hospital campus, but none specifically related to the current proposal.

**RELEVANT PLANNING POLICIES:**

**South East Plan** – BE1, CC1, CC6
**Worthing Local Plan 2003** – RES7, H18
**Worthing Core Strategy** – 11, 16

**REPRESENTATIONS AND RELEVANT CONSULTATION RESPONSES:**

Following the submission of further information the **Executive Head of Housing, Health and Community Safety** raised no objection.

**PLANNING ASSESSMENT:**

The plant directly relates to the medical use of the hospital building and can be supported in principle. The main issues for consideration are the impact of the proposal on the appearance of the building and the wider character of the area, and on the amenities of nearby residential occupiers.

At present the north-facing wings of the East Block having matching roof profiles. As a result of the current proposals the 'gablet' on the north-west wing will be slightly larger (with a taller 'louvred' vertical face) compared to the north-east wing. However, the difference will be barely perceptible at close quarters, or even in more distance views from Homefield Road (to the east)

and Homefield Park to the north. The alterations will be carried out in matching materials.

Following the submission of further information, the EHO is satisfied that noise emitted from the plant will not result in a loss of amenity. The nearest residential accommodation is in Homefield Road (some 100m distant) following the closure of the staff overnight accommodation in Park Avenue (awaiting implementation of WB/10/0618/FULL).

**RECOMMENDATION:** APPROVE subject to:-

1. Time limit 3 yrs
2. Approved plans
3. Matching materials

**REASON FOR APPROVAL**

The development, which forms part of works associated with the expansion of existing facilities at Worthing Hospital, is supported in principle. It can take place without detracting from the visual amenity of the surrounding built-up area and will not adversely impact upon the amenities of neighbouring residential occupiers. The proposal does not therefore conflict with saved policies RES7 and H18 of the Worthing Local Plan or Worthing Core Strategy policies 11 and 16.

**HUMAN RIGHTS:**

Article 8 (Right to Respect of a Private and Family Life) and Article 1 of the First Protocol (Protection of Property) of the Human Rights Act 1998 are relevant to this application. It is accepted that the proposal, if approved, would have some impact on the neighbouring properties. However, it is considered that on balance, existing residential quality of life would not be significantly adversely affected as a result of the proposal. Accordingly it is considered that it is acceptable with regard to Article 8 and Article 1.

**IS RECOMMENDATION CONTRARY TO LETTER (S) OF REPRESENTATION?**

No

**DELEGATED**

Case Officer Sign..... Date 30.6.11

Authorising Officer Sign..... Date 30.6.11