

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 15/12/2025 9:33 AM from Mr Jonathan Hayes.

Application Summary

Address:	34 Offington Gardens Worthing West Sussex BN14 9AU
Proposal:	Retrospective application for garage/store outbuilding to rear garden
Case Officer:	Tom Westerman

[Click for further information](#)

Customer Details

Name:	Mr Jonathan Hayes
Email:	
Address:	95 Offington Avenue Worthing West Sussex

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design - Other - Overdevelopment
Comments:	I have received the above planning application and wish to raise complaints on the scale, position, height and impact of this structure. The building has already been constructed, prior to permission being sought, and placed in a position that effectively covers the whole width of my south facing garden. The previous structure was a standard garden shed, with the building replacing it being ~10m wide and having the appearance of a small dwelling rather than a garage/outbuilding. It has been placed very close to my property being 60cm from my boundary, with the height rising to 3.0m. These are the sizes given in the retrospective plans, which were obviously not shared prior to the development. Due to its size, position, and excessive height, the building dominates the view and privacy of my garden and is overbearing in all aspects. From all the ground floor rooms of my property, this building can be seen, with the height of the structure particularly prominent. From the second floor rooms, the view is even more impactful with the sloping roof accentuating the size and scale of the structure.

Offington is a green, spacious residential area of Worthing, and there is plenty of garden space for the majority of the properties to have additional elements to meet the requirements of owners, without significantly impacting both the nature of the area and their neighbours' concerns. This structure has done the opposite and is out of character with the whole area in both size, scale and appearance.

Another issue is the retrospective nature of the application and the general approach. The building was significantly completed in advance of any application submitted. Given that an application was then subsequently submitted, my understanding is that the building does not meet permissible development rules, or else no planning application would be required. The excessive height of 3.0m being one of the obvious areas, given that the building is 60cm from the boundary of my property. Assuming the building was built from a plan, then it would appear that this was a deliberate choice to exceed the permissible development rules, which are already very generous in nature.

Given this approach and the impacts outlined above, I would be concerned that allowing this type of development would create a precedent for anyone in the area to simply build in excess of the permissible development rules and continue to push and exceed the limits, which were originally put in place to avoid all of the issues that I have raised above.

I would therefore recommend that this application be rejected.
