

Application Summary

Address:	57 Hollingbury Gardens Worthing West Sussex BN14 0EB
Proposal:	Ground floor front infill extension; raising of roof ridge with gable ends and rooflights to create first floor accommodation within roof space (re-submission of refused application AWDM/0049/26).
Case Officer:	Rebekah Hincke

[Click for further information](#)

Customer Details

Name:	Mr David Buxton
Email:	
Address:	59 Hollingbury Gardens Worthing West Sussex

Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design - Loss of General Amenity - Other - Privacy Light and Noise - Trees and Landscaping
Comments:	Objection to planning Ref. No: AWDM/0809/26 Privacy, Light and Noise - Trees and Landscaping - Other

We are David and Carel Buxton the occupiers and owners of 59 Hollingbury Gardens the property next to number 57.

These objections relate to the proposed 'ground floor front infill extension; raising of roof ridge with gable ends and rooflights to create first floor accommodation within roof space (re-submission of refused application AWDM/0049/26)' to 57 Hollingbury Gardens, BN14 0EB.

We believe these objections constitute material planning considerations.
Our grounds for objection are as follows.

1. Loss of light. On the south side of our building facing next door no.57 (on their north elevation) we have a rear bedroom with a window. The proposed infill and raising of the roof ridge to create first floor accommodation will lead to a considerable loss of light to our bedroom. No light assessment has been carried out to determine the degree of loss of light and we request that if the Local Planning Authority (LPA) is minded to approve this previously rejected application then as a minimum prerequisite a light assessment should be requested of the applicant to make a determination of the degree of light loss and whether this constitutes an unfair loss.

The distance between the two building facades is 2.9 mts where our rear ground floor bedroom is situated. It is stated in the planning guides that the minimum distance should be 3 mts.

Due to the lack of stated heights and a light assessment, we cannot determine the height of the proposed new pitched roof opposite the south elevation of our property with any degree of accuracy but we believe that it will be sufficiently high enough to have a deleterious effect on the amount of light that we now enjoy on our south elevation and into this south facing window in particular.

This not only impacts on the room itself but on the passageway where we leave the day open during the day to benefit from the borrowed light coming through this window into the passage.

Did the LPA ask the applicant consider the impact of loss of light?
Will the LPA require an assessment to be submitted to evaluate potential impacts on our properties' light access?

We believe the proposed development already refused by the LPA on 12 March 2026, will lead to a loss of light.

2. Loss of privacy. At present the only loss of privacy was from visitors to the property at no.57 as from the rear bedroom on the south side of our property we can see the entrance area where their front door is located on their north elevation. This loss of privacy could be described as minimal given that when we become aware of visitors we could take steps to block any view into our bedroom on our south facing elevation by lowering the blind temporarily.

With the proposed development their front entrance area will be replaced with an infill addition and a bedroom with a window facing ours (bedroom 1 on their proposed plan). This new bedroom opposite ours will intrude on our privacy because we will not necessarily be aware of any people in a room opposite who can view into our private bedroom space at any time. The fence that separates the two rooms is 1.9 mts high and their land appears to set at a higher level than ours. The only way to mitigate this risk of people being able to view into our private space would be have the blind permanently closed. We believe the proposed development will lead to a loss of privacy and an overbearing sense of enclosure, with the addition of the loss of light.

3. In addition - this re-submitted application that was refused by the LPA has two Velux windows in the extended roof facing our south side (with slightly changed dimensions). We believe that this could further cause loss of privacy into any part of our south facing elevation without any awareness on our part due to the height of these proposed Velux windows.

In relation to these material planning considerations we have referred to 'Worthing Borough Council's Supplementary Planning Guidance Extending or altering your home' pages 4-5, headed 'Extending or altering your home'.

Fairly extensive work has been undertaken inside the property since the applications have been submitted.

Comments to be submitted in two parts after '403 error' message generated with full submission.
