

PLANNING STATEMENT

Bramble Cottage, West Hill, High Salvington, Worthing, BN13 3BY

This statement has been prepared to support a Planning Application for extensions to the above property and in response to the feedback from Pre-App application PRE/APP0164/25.

PROPOSAL

1. Replace rear conservatory with a wrap around extension including the create of a loft bedroom
 2. Convert detached garage and connect to dwelling
 3. Replace windows
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1. In principle the size of the extension was acceptable in the PreApp response, but the roof needed to be subservient to the original roof and the multiple hips needed to be incorporated within the roof design. Although the response mentioned the need for a single storey, most of the houses along West Hill are double storey, many with a first floor within the roof.
 2. There is a minor flat roof height increase to the existing garage and the addition of the small roof lantern; the extra flat roof height would only be visible from the driveway of the neighbouring property Heather Lee.
 3. Also highlighted within the PreApp response that Arch windows are not suitable because they are not in keeping with the property, however, as evidenced below, there is one Arch window in this property and also Arch windows on the front elevation of other properties in West Hill. The Arch windows on the proposed will not be visible from with West Hill or Heather Lane.



CONCLUSION

In summary, the proposed development has been carefully designed in response to the feedback provided in the Pre-Application response (PRE/APP0164/25). The scale and form of the wrap-around extension respect the character of the existing dwelling, with the roof design amended to remain subservient to the original structure while incorporating the necessary hip features. The inclusion of a loft bedroom within the roof reflects the prevailing pattern of development along West Hill, where many properties are two storeys or incorporate accommodation within the roof space, and therefore maintains consistency with the surrounding context.

The conversion and modest alteration to the detached garage involve only a minor increase in flat roof height and the addition of a small roof lantern. These changes are limited in visual impact and would only be perceptible from the neighbouring driveway at Heather Lee, ensuring that the proposal does not adversely affect neighbouring amenity.

Finally, the proposed window alterations, including the use of arch windows, are considered appropriate in the context of the property and surrounding area. Arches are already present within the existing dwelling and can also be found on other properties along West Hill. Furthermore, the proposed arch windows would not be visible from West Hill or Heather Lane, ensuring that the character of the street scene remains unaffected.

Overall, the proposal represents a sympathetic and well-considered extension to the existing property that responds positively to pre-application feedback, respects the character of the area, and avoids any harmful impacts on neighbouring properties. It is therefore respectfully requested that the application be approved.