

Dear Sir/Madam,

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

Comments were submitted at 23/07/2026 2:54 PM from Mr David Goodwin.

Application Summary

Address:	33 Smugglers Walk Worthing West Sussex BN12 4DP
Proposal:	Single-storey extension to west side
Case Officer:	Jo Morin

[Click for further information](#)

Customer Details

Name:	Mr David Goodwin
Email:	
Address:	31 Smugglers Walk Worthing West Sussex

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design - Other - Overdevelopment
Comments:	The proposed extension is too close to the boundary wall and fence which the applicant does not own or have a party wall agreement. The building work would necessitate the removal of the boundary wall, having to rebuild it and then parts of the design would impact for years to come on the neighbours property. The plans as viewed are very poor. The risk is that the builder will have to make judgements on the spot, that were not considered during the planning phase, which may then affect the neighbour. The applicant needs to submit further plans that are more detailed and accurate. We note: 1. The extension exterior wall width, appears too thin and will not meet insulation and fire regulation building standards. 2. The guttering is shown as being on top of the new exterior wall and roof, not alongside it. This is impractical. When installed it would probably be to the side, which would then overhang the boundary wall, which the applicant does not own.

3. The extension roof is west facing which the prevailing wind and rain come from. The amount of rainwater coming off the roof will be considerable and could well overtop the guttering, so the water would then flow onto the neighbours property.

4. No mention is made of the extension exterior wall foundations impacting the boundary wall it will be situated against and which it will undercut. The depth and effect are not mentioned.

5. Four new roof lights are planned, but their positioning in the new roof space is not shown on all of the relevant plans (sections), making it impossible to discern exactly where they will be situated and as a consequence, how they might impact the neighbours property. According to the roof plan, they are too high for the ground floor, but would benefit the bedroom, which would introduce an overlooking issue.
