

Comments for Planning Application AWDM/0442/26

Reps and Consults



planning@adur-worth

11 May 2026, 18:52 (2
days ago)

to me

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 11/05/2026 6:52 PM from Mr David Buxton.

Application Summary

Address:	57 Hollingbury Gardens Worthing West Sussex BN14 0EB
Proposal:	Single storey front extension and removal of bay window.
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:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Privacy Light and Noise - Trees and Landscaping
Comments:	We are David and Carel Buxton the occupiers and owners of 59 Hollingbury Gardens the property next to number 57.

These objections relate to a proposed single storey front extension and removal of bay window 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 to

no.57 will place a single storey addition with a pitched roof opposite our bedroom. The distance between the two building facades is 2.9 mts. We cannot determine the height of the new pitched roof opposite our bedroom 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 from this south facing window. 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 light coming through this window into the passage. Did the applicant consider the impact of loss of light? Will the council require an assessment to be submitted to evaluate potential impacts on our properties' light access? We believe the proposed development will lead to a loss of light.

2. Loss of privacy. At present the only loss of privacy comes from visitors to the property at no.57 as 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 can 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 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 permamnnently 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.

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'.

In addition while not a material consideration, from this same room mentioned in points 1 & 2, looking eastwards we have a view of bungalows opposite and the hillside adjacent to Cissbury Ring. We would suffer a loss of the majority of this view and instead have a brick wall less than 3 metres from our facade and a roof obstructing the outlook.

We believe it is relevant to note that when the property we now reside in was redeveloped and a similar infill was made to this property in 2024 on the south side (AWDM/0758/23), it did not cause a loss of light, privacy or obstruct the view to the neighbouring property at no.57.

The new owner has already cut down large trees including one directly in the area where the proposed infill extension is planned to be built. In the planning application submitted it was stated that no trees will be trimmed or cut down in relation to the building works proposed.

For the reasons set out above, we respectfully request that this application is refused.

P.S. I have a couple of photos that illustrate the two main objection areas that I can submit by email if this will be added to our objection.
