Mr Aaron Phillips
5 Southcourt Road
Worthing, BN14&DF

[redacted]

27th September 2024

Subject: Appeal Against Planning Application Refusal - **AWDM/0840/24**

Dear Sir/ Madame,

I am writing to formally appeal the decision to refuse planning application **AWDM/0840/24** for our single-story, side return kitchen extension to our family home. I appreciate the efforts of the planning department in reviewing my application, but I believe there are compelling reasons to reconsider this decision.

Reasons for Appeal:

1. **Minimal Impact to Neighbouring property:**
   This was the main reason for the refusal of the planning application. Citing "by reason of its depth, height and proximity to No.4, represent an unneighbourly and overbearing form of development, detrimental to residential amenity."

   I believe this to be a subjective opinion, formed with minimal attention given to the actual design and possible impact.

   We currently have a 7ft high fence running between the two properties. The development will replace the original, and dilapidated party wall and the new party will will only increase that by around a foot. The fence heights and ground are stepped so some are higher than others. The roof of the development is sloped to reduce any impact.

2. **Minimal Light Impact.** Our adjoining gardens are exactly North-facing, and the development will have little or no impact on the neighbour's light to the rear of the property. As we are removing the conservatory, we are shortening the footprint, to allow for more space for our kids to play in a larger garden.

3. **Impact on the Community:** I believe the Council should be doing what it can to encourage people to improve their homes. It helps local businesses that employ local people to carry out the work. We are spending savings that would be sat in a bank account, on the local economy. More effort should go into trying to approve these improvement projects.

4. **Support from Neighbours:**
   I have received support from several neighbours who recognize the potential benefits of this development. Permission has been granted by the owner of the property next door and the current tenants, as well as the neighbours on the opposite side. The owner of number 4 was telling me about her daughter who had the same work completed and she was very happy for me to proceed.

5. **Precedents and Comparisons:**
   Similar applications in the vicinity have been approved, including ahttps://sheararchitecturaldesign.co.uk/project/gordon-road-worthing/. This precedent suggests that my proposal is reasonable and in keeping with the character of the area.

Conclusion:

I respectfully request that you reconsider the refusal of my planning application. We are proposing a modest kitchen extension, using the small amount of space we have at our disposal in a terraced house. I am keen to work collaboratively to address any remaining concerns and ensure that my proposal contributes positively to our community.

Thank you for your attention to this matter. I look forward to your response and am hopeful for a favourable reconsideration of my application.

Sincerely,

Aaron Phillips