

From: [REDACTED]
Date: Tue, 31 Mar 2026 at 19:41
Subject: Your Ref: AWDM/0296/26
To: <planning@adur-worthing.gov.uk>

Dear Sir or Madam,

Your Ref: AWDM/0296/26

We would like to object to the above application for permitted development on the following grounds:

- The proposed development fails to comply with Adur District Council's Development Management Standard No. 1.
 - Paragraph 2.12 states the position of a building on a plot should also take into consideration the position of buildings on adjoining plots wither side. Dwellings should not project significantly beyond the rear of adjoining dwellings particularly if they are close to side boundaries since this would be overbearing and lead to loss of light and outlook.
 - Paragraph 3.9 explicitly states that it is important that rear garden areas are not unduly overshadowed by adjoining properties. The proposed extension is disproportionate to the original dwelling. The **"Building Line" Rule** Policy notes that overshadowing of gardens can be minimised by maintaining a rear "building line." Dwellings are usually not allowed to project significantly beyond the rear of adjoining properties.
- The proposed 4 metre depth will significantly exceed the standard 3 metre depth usually considered acceptable for terraced & end of terrace properties.
- We believe the proposal fails the 45-degree test as set out in the Building Research Establishment (BRE) guidelines, which is used to assess the impact of development on neighbouring daylight.
- We believe this would cause a significant loss of natural light in our kitchen & garden.
- The 4 metre depth next to our boundary will be overbearing & highly intrusive as it is almost as long as 1/3rd of our garden.
- The 4 metre depth would be out of character with the terrace, setting an undesirable precedent for over-development in the area. It is also against the standard design guidance which exists to protect neighbours from overbearing developments.
- The proposed height is to be 2.9 metres, which is also significantly higher than the existing conservatory.
- We would request the Planning Department to refuse this application or require the applicant to significantly reduce the depth of the extension to a maximum of 3 metres to align with standard planning expectations for terraced housing.
- We would like to be informed of the outcome of this application and any committee meetings where this will be discussed.

Kind regards.

Jill Mills