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Appeal Statement of Case

Permission Refused for:

Ground floor rear and side extension; front garage extension; rooms in roof consisting of hip to gable ends and rear dormer extending onto rear extension and front roof lights.

Address:

24 Cissbury Gardens, Worthing, BN14 0DX

LPA Reference:

AWDM/0321/26

Appeal Dated:

May 2026

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1. Introduction

1.1. This appeal statement has been prepared on behalf of the appellant in support of an appeal against the decision of Worthing Borough Council to refuse planning permission for a ground floor rear and side extension, front garage extension, hip to gable roof extensions and rear dormer with front rooflights at 24 Cissbury Gardens, Worthing, West Sussex, BN14 0DX.

1.2. Planning application reference AWDM/0321/26 was validated by Worthing Borough Council on 17th March 2026 and was refused by delegated decision on 16th April 2026. The reason for refusal reads as follows:

"By reason of its large size, scale, massing, unsympathetic form and detailed design, the proposed development would be poorly related in visual terms to the host dwelling and would represent an unduly dominant and discordant form of development that would detract from the appearance of the existing dwelling and be harmfully out of keeping with prevailing local character and the street scene contrary to policy DM5 of the Worthing Local Plan, the Council's SPG 'Extending or Altering Your Home' and the NPPF."

1.3. It is the appellant's case that the proposed development represents a proportionate and coherent scheme that would be well-related in visual terms to the host dwelling and appropriate in the context of the surrounding residential area. The appellant submits that the council has placed undue weight on matters of scale and massing without adequate regard to the specific characteristics of the appeal site and its context, and has applied policy DM5 and the SPG in an overly rigid manner that fails to account for the design merits of the proposal or the absence of any objection from neighbouring occupiers or other consultees.

2. Site & Surroundings

- 2.1. The appeal site is located on Cissbury Gardens, Worthing, within the London Borough of Worthing Borough Council's administrative area. The appeal property is a detached bungalow at 24 Cissbury Gardens and forms part of the established residential development characteristic of this part of Worthing.
- 2.2. The surrounding area is residential in character. Properties along Cissbury Gardens are broadly similar in terms of dwelling type, scale and form, with the street largely comprising two-storey detached dwellings of comparable massing and appearance to the appeal property. Individual boundary treatments, extensions and material finishes vary across the street, reflecting a degree of incremental change that is typical of an established residential area of this kind.
- 2.3. The appeal property is not listed. The decision notice makes no reference to a conservation area designation, and there is no indication that the site lies within or adjacent to a conservation area.
- 2.4. The proposal seeks permission for a comprehensive package of extensions and roof alterations comprising a ground floor rear and side extension, a front garage extension, hip to gable roof conversions, a rear dormer extending over the rear extension, and front rooflights. Taken together, these works seek to make more efficient use of the existing building envelope and curtilage to provide additional living accommodation within the host dwelling without extending beyond the established building line or the boundary of the site.

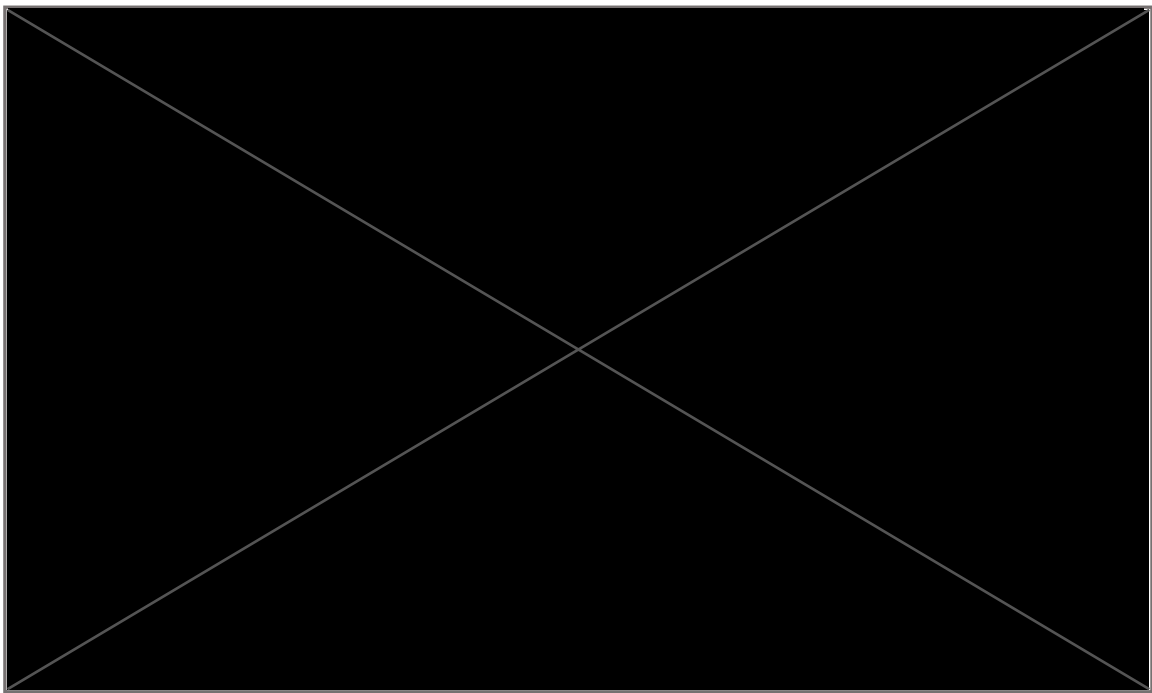


Figure 1: Appeal site seen from the street.

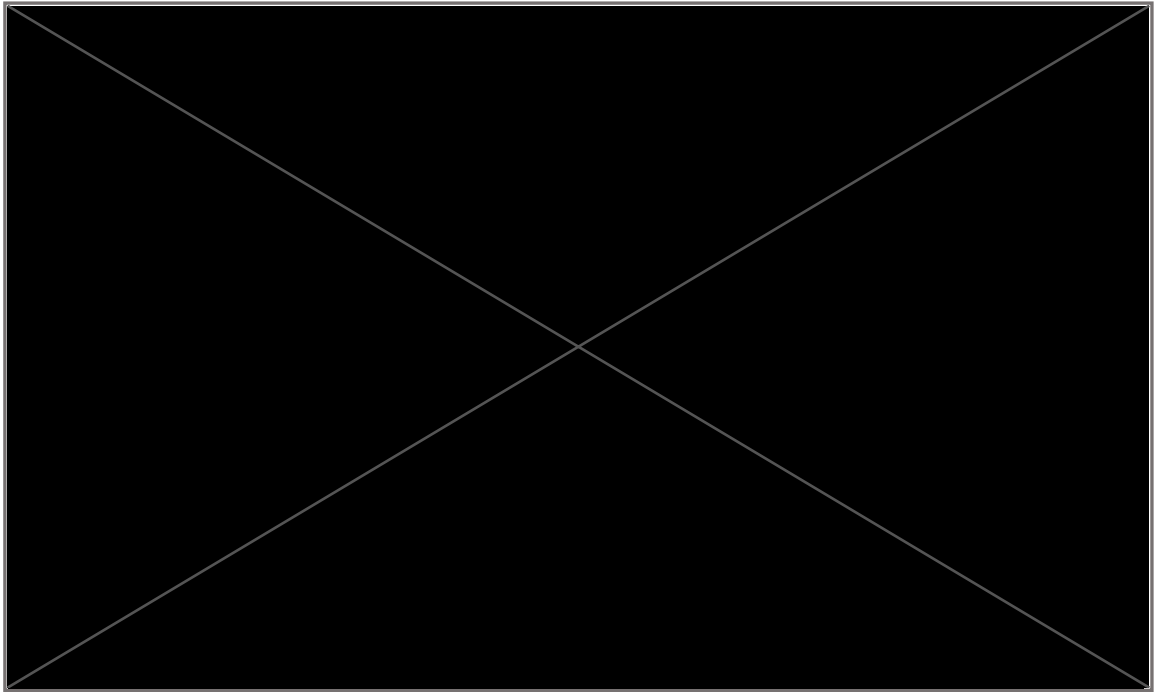


Figure 2: Rear aerial view.

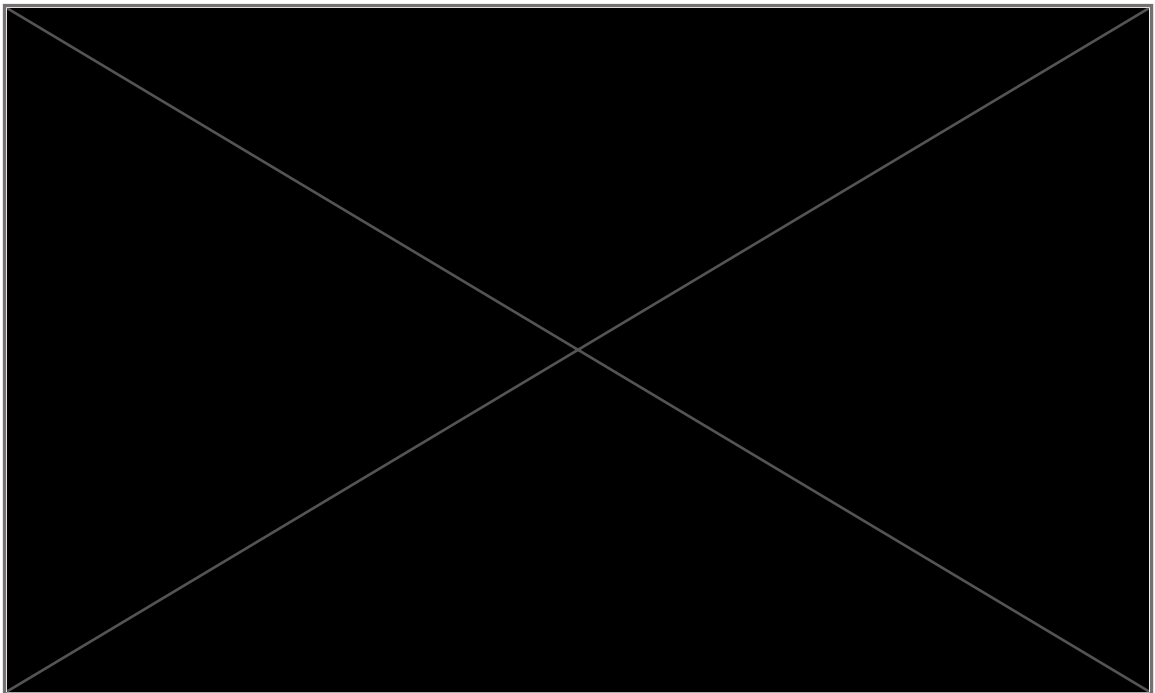


Figure 3: Site shown in wider context.

3. Relevant Planning History

- 3.1.** A review of the planning history for the appeal site has been undertaken in preparation of this appeal statement. The delegated officer report confirms that there is no relevant planning history for the appeal property.
- 3.2.** The absence of any prior planning history is a neutral matter. There are no previous refusals at the site upon which the council can seek to rely, nor any conditions attached to earlier permissions that would restrict the scope of the current proposal or require a full application in place of a permitted development route.
- 3.3.** The appellant notes that the absence of planning history means the council's refusal cannot be supported by reference to any established pattern of decision-making at this address. The appeal falls to be determined solely on its planning merits having regard to the development plan and other material considerations, without the complication of any conflicting or contradictory prior decisions at the site.

4. Planning Policy Context

- 4.1.** This section of the statement provides an analysis of the planning policy context within which the proposed development should be considered, in accordance with the relevant planning legislation and national policy guidance.
- 4.2.** Planning decisions in England and Wales should be taken in accordance with the development plan unless material considerations indicate otherwise. This statutory requirement is set out in Section 38(6) of the Planning and Compulsory Purchase Act 2004.
- 4.3.** The statutory development plan for Worthing consists of the Worthing Local Plan, adopted in 2023.
- 4.4.** Whilst not forming part of the statutory development plan, the following documents remain important material considerations for the determination of planning applications in Worthing:

The National Planning Policy Framework (December 2024);
The National Planning Practice Guidance; and
The SPG 'Extending or Altering Your Home' (Worthing Borough Council).
- 4.5.** The most relevant extracts of these documents are analysed in more detail below.

NATIONAL PLANNING POLICY

National Planning Policy Framework (2024)

- 4.6.** On 19th December 2024, the government adopted the most recent iteration of the National Planning Policy Framework. The NPPF provides a consolidated framework of national planning policy and has been updated on several occasions since its original introduction in 2012. The appellant notes that the delegated report references paragraph 139 of the NPPF and the appellant is satisfied that the officer has applied the operative December 2024 version, which should be afforded full weight accordingly.
- 4.7.** The Framework sets out that the purpose of the planning system is to contribute to the achievement of sustainable development. In support of a presumption in favour of sustainable development, paragraph 11 states that for decision-taking this means approving development proposals that accord with an up-to-date development plan without delay.
- 4.8.** Of particular relevance to this appeal, paragraph 131 of the NPPF states that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve, and that good design is a key aspect of sustainable development. Critically, the NPPF is clear that good design should not be used as a reason to refuse development that is otherwise acceptable in planning terms where it makes a positive contribution to its surroundings.
- 4.9.** Paragraph 135 sets out the considerations against which the design of development should be assessed, including whether it would be visually attractive, sympathetic to local character, and would not cause harm to the surrounding built environment.
- 4.10.** Paragraph 139 of the NPPF states that development that is not well designed should be refused, especially where it fails to reflect local design policies and guidance. The appellant acknowledges this provision but submits that the proposed development does reflect the local design context

and that the officer has applied this paragraph in a manner that is disproportionate to the nature and scale of the proposal.

WORTHING LOCAL PLAN (2023)

- 4.11.** The Worthing Local Plan was adopted in 2023 and forms the statutory development plan for the borough. The following policies are of particular relevance to this appeal.
- 4.12.** Policy SP1 sets out the overarching strategic framework for sustainable development within the borough, requiring new development to make a positive contribution to the built environment. The council has cited this policy as context for its assessment, and the appellant submits that the proposed development is consistent with the strategic objectives of the plan when assessed in the round.
- 4.13.** Policy DM5 is the primary policy basis for the council's refusal. It requires all new development, including extensions, to be of high architectural and design quality and to respect and enhance the character of the site and the prevailing character of the area, having regard to matters including proportion, form, massing, scale, materials and detailed design. The council has applied this policy to conclude that the proposed development would be unduly dominant and discordant. The appellant addresses the design merits of the proposal in full in Section 5 of this statement and submits that a proper assessment of the proposal against the criteria in DM5 does not support the conclusion reached by the officer.

SUPPLEMENTARY PLANNING GUIDANCE SPG

'Extending or Altering Your Home' (Worthing Borough Council)

- 4.14.** The SPG 'Extending or Altering Your Home' provides guidance on the general principles to be adopted when designing extensions and alterations to residential properties in Worthing. The council has placed considerable weight on this guidance in its assessment, citing in particular the principle that the original dwelling should remain the larger and more dominant feature and that dormers should not dominate the roof. The appellant acknowledges the relevance of the SPG as a material consideration but submits that its guidance must be applied with proper regard to the specific characteristics of the appeal site and its context, and that a rigid application of general principles without adequate engagement with the particular circumstances of this proposal does not represent a sound or proportionate basis for refusal.

5. Appellant's Case

Context

- 5.1.** This appeal relates to the refusal of planning permission for "ground floor rear and side extension; front garage extension; rooms in roof consisting of hip to gable ends and rear dormer extending onto rear extension and front roof lights" at 24 Cissbury Gardens, Worthing, under application reference AWDM/0321/26.
- 5.2.** The application sought permission for a comprehensive but coherent remodelling and extension of an existing detached bungalow situated within an established suburban residential area characterised by a varied pattern of detached bungalows, chalet dwellings and altered properties. The proposal included ground floor rear and side extensions, replacement and enlargement of the existing garage element, hip-to-gable roof alterations and a rear dormer extension to facilitate additional family accommodation. The proposed development is shown on the submitted plans including drawing nos. 000/02A, 000/03A, 000/04 and 000/06.
- 5.3.** The Council refused the application for a single reason relating solely to visual impact and design. No objections were raised in relation to residential amenity, overlooking, overshadowing, parking, highways matters, biodiversity, drainage or any other technical consideration. Significantly, the Officer's Report expressly concludes that the impacts upon neighbouring occupiers would not be so severe as to warrant refusal.
- 5.4.** It is noted that the existing front gable alteration illustrated on the submitted plans had been completed prior to the submission of the application. The alteration arose during wider renovation works after significant roof defects, including water ingress and rotten structural timbers, were uncovered. The works were undertaken as an urgent remedial measure to ensure the dwelling could be made weatherproof and habitable within an appropriate timeframe. The appeal proposal should therefore be assessed on the basis of the dwelling as it existed at the point of determination.

Response to the Reason for Refusal

- 5.5.** The Council's reason for refusal states:

"By reason of its large size, scale, massing, unsympathetic form and detailed design, the proposed development would be poorly related in visual terms to the host dwelling and would represent an unduly dominant and discordant form of development that would detract from the appearance of the existing dwelling and be harmfully out of keeping with prevailing local character and the street scene contrary to policy DM5 of the Worthing Local Plan, the Council's SPG 'Extending or Altering Your Home' and the NPPF."

- 5.6.** The appeal proposal represents a logical and proportionate evolution of the host dwelling which responds appropriately to both the character of the site and the wider residential context of Cissbury Gardens. Whilst the proposal would undoubtedly alter the appearance of the existing bungalow, this in itself does not amount to harm. The planning system does not seek to preserve buildings in their original form indefinitely, particularly within ordinary suburban residential areas where adaptation, enlargement and modernisation are commonplace features of the built environment.

- 5.7.** The Officer's Report acknowledges that the surrounding area is not architecturally uniform and that there are already detached two-storey houses, chalet properties and altered bungalows interspersed throughout the road. The prevailing character is therefore not one of strict consistency or architectural purity, but rather one of varied detached suburban dwellings occupying generous plots. Importantly, many of the surrounding bungalows have already been extended through roof enlargements, hip-to-gable alterations and dormer additions.
- 5.8.** Against this backdrop, the proposal would not appear isolated, anomalous or fundamentally alien within the streetscene. Rather, it would sit comfortably within an established pattern of domestic alteration and enlargement.
- 5.9.** The Council's concerns appear to derive principally from the cumulative scale of the additions and from the proposed rear dormer extension. However, it is important to consider the actual visibility and perception of these elements within the public realm.
- 5.10.** The Officer's Report places particular emphasis on the proposed enlarged roof width of approximately 11.5 metres, citing this as evidence of an unacceptable scale of built form that would enclose space between neighbouring dwellings. Whilst the appellant does not dispute this figure, it is submitted that it must be assessed in its proper context rather than in isolation. The appeal property occupies a generous detached plot and the proposed roof width reflects the full width of the extended ground-floor footprint rather than representing an arbitrary addition of bulk. As demonstrated by the aerial photography included at Figure 4, several neighbouring and nearby dwellings along Cissbury Gardens similarly display substantial built footprints and roof widths, commensurate with the size of their respective plots. The appellant respectfully invites the Inspector to compare the proposed roof width against the observable roof widths of altered neighbouring properties and to draw the conclusion that the figure of 11.5 metres, whilst substantial, is not disproportionate within the context of this plot or markedly greater than can be observed across the wider road. The Council's treatment of this dimension as determinative of the appeal, absent any comparative analysis of the surrounding built form, does not represent a sufficiently robust evidential basis for refusal.
- 5.11.** The rear dormer extension would be positioned almost entirely to the rear roof slope and would therefore have extremely limited visibility from public vantage points. Whilst the Officer's Report refers to the elevated siting of the bungalow, the practical reality is that the dormer would still principally be appreciated from private rear garden areas rather than from the wider street scene. Rear roof alterations of this nature are common features within suburban residential environments and are generally accepted as subordinate forms of domestic development where appropriately set below the ridge and in from side edges.
- 5.12.** In this case, the dormer is appropriately recessed from the outer edges of the roof form. The Officer's Report confirms that it would be set in from either side by approximately 0.4 metres. Whilst the Council considers the dormer to be overly large, it remains visually contained within the enlarged roof structure and does not project above the ridge line. The flat roofed form is also entirely characteristic of contemporary dormer design and cannot reasonably be described as inherently harmful or unacceptable.
- 5.13.** Similarly, the use of cedar cladding is not an inappropriate or discordant material within a modern residential context. Cedar cladding is widely utilised across residential extensions and roof enlargements throughout the country and is frequently encouraged as a high-quality natural material capable of adding visual interest and architectural articulation. The suggestion within the Officer's Report that the cedar cladding would somehow exacerbate visual harm by "drawing the eye" is subjective and unsupported by any substantive evidence.

- 5.14.** Indeed, the material palette proposed under the application is restrained and coherent overall. The principal wall finish would remain render, consistent with the host dwelling, whilst the roof would retain concrete tiles matching the existing property. The cedar cladding is limited to the dormer element only and provides an appropriate visual distinction between the original roof form and the new addition.
- 5.15.** The Council's criticism of the cedar cladding is further undermined by its own decision-making on Hollingbury Gardens. Planning permission was granted in February 2024 at 23 Hollingbury Gardens, which is located directly behind the appeal site, under app ref: AWDM/0023/24, for a roof conversion featuring dormers and timber cladding. The Council therefore not only accepted natural timber as an appropriate material finish for dormer and gable additions on a property within the same locality under the same policy framework, but actively required it as a condition of the grant of permission.
- 5.16.** It is submitted that the Council cannot credibly characterise cedar cladding as a harmful feature that accentuates visual prominence and draws the eye at 24 Cissbury Gardens whilst simultaneously conditioning natural timber as the required material for comparable elements on a neighbouring property. The two positions are irreconcilable, and the Council's criticism of the proposed material palette in the present case is inconsistent with its own established approach to the treatment of dormer and gable elements in this location.

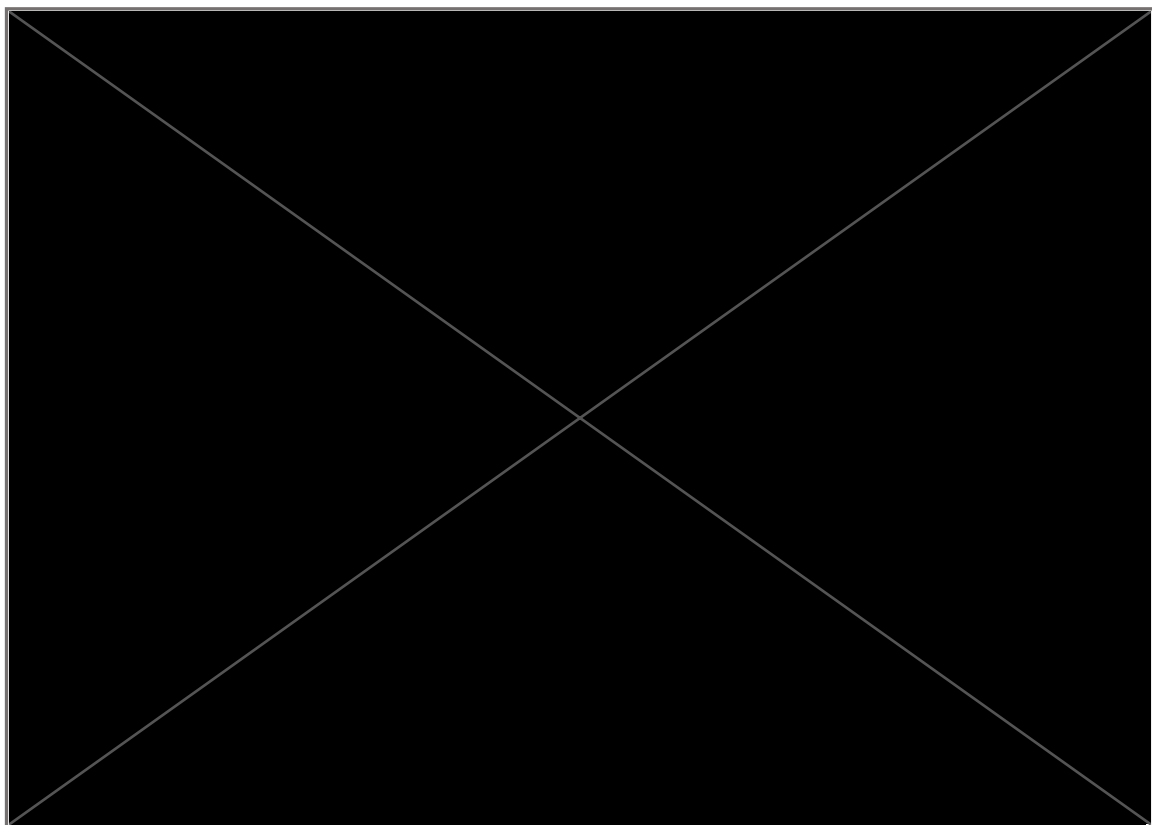


Figure 4: 23 Hollingbury Gardens (AWDM/0023/24).

- 5.17.** The proposal must also be assessed in light of evolving national policy objectives relating to sustainability and energy efficiency. The scheme incorporates solar photovoltaic panels to both the existing and proposed roof elements. These measures positively contribute towards the environmental performance of the dwelling and align with the broader objectives of the NPPF in supporting sustainable development and the transition to a low-carbon future.

- 5.18.** The Council's position that the proposal would result in an excessively "horizontal proportion" is also overstated. The dwelling occupies a spacious detached plot with clear separation from neighbouring properties. The proposed extensions would remain proportionate within the context of the site and would not result in overdevelopment. Importantly, meaningful gaps would remain between the dwelling and adjacent boundaries, preserving the established spaciousness which characterises the locality.
- 5.19.** The Officer's Report places particular emphasis upon the enclosure of space between the appeal property and No.22. However, the proposed development would still retain approximately 1 metre to the boundary on the south side, with additional spacing beyond. The appeal property would therefore continue to read as a detached dwelling within a spacious suburban plot.
- 5.20.** Furthermore, it is notable that the Council expressly raises no objection in principle to the forward projection of the side extension and acknowledges that amendments to the roof form of this element could improve the scheme. This is significant because it demonstrates that the Council's concerns relate not to the principle of extending or remodelling the dwelling, but merely to subjective judgements regarding the degree of enlargement proposed.
- 5.21.** The appellant also notes that the Officer's Report identifies a discrepancy in drawing 000/06 (Proposed West Elevation), which is stated to incorrectly show the front projecting component with a hipped roof rather than reflecting the existing gable form that was already in place at the time of the application. The appellant acknowledges this drafting oversight and confirms that an amended drawing correcting the discrepancy can be provided upon request should the Inspector consider it necessary for a complete understanding of the proposal. The appellant submits that the discrepancy does not materially affect the assessment of the proposal given that the existing front gable form is accurately reflected in the other submitted drawings and was expressly acknowledged within the Officer's Report itself.
- 5.22.** In practice, the proposal reflects a contemporary approach to adapting ageing bungalow stock to meet modern family living requirements. The existing dwelling provides relatively modest accommodation. The proposal would create improved internal living arrangements, enhanced family accommodation and a more energy-efficient home capable of long-term occupation. These are legitimate planning benefits which weigh in favour of the development.
- 5.23.** The Council's reliance upon Policy DM5 and the SPG must also be considered proportionately. Whilst these documents encourage extensions to remain subordinate and sympathetic, they are guidance-based tools rather than inflexible rules. Design assessments inevitably involve a degree of planning judgement. The fact that a proposal materially alters the original dwelling does not automatically render it unacceptable.
- 5.24.** Importantly, the NPPF supports well-designed development but does not require architectural imitation or prohibit contemporary forms of domestic extension. Paragraph 139 of the NPPF seeks to prevent poor design, particularly where development fails to reflect local character. In this instance, the proposal does reflect the prevailing suburban pattern of detached dwellings, altered roof forms and extended properties. It cannot reasonably be characterised as fundamentally incompatible with its surroundings.
- 5.25.** The proposal would also preserve the residential character of the site. The use would remain wholly residential, there would be no subdivision of the plot, and no intensification beyond that typically associated with family occupation of a detached dwelling. The enlarged accommodation would remain entirely appropriate to the generous plot size and suburban context.

- 5.26.** It is also relevant that no neighbour objections were received in response to the application. This is a material indicator that the proposal is not widely perceived as harmful or out of character by those most familiar with the locality.
- 5.27.** The absence of objections relating to residential amenity is equally important. The Officer's Report undertakes a detailed assessment of neighbouring impacts and concludes that, notwithstanding some enclosure and daylight impacts, these effects would not justify refusal. The proposal therefore demonstrably achieves an acceptable relationship with neighbouring occupiers.
- 5.28.** The Officer's Report raises a further matter in relation to a proposed bedroom window in the south side elevation of the side extension, noting that in the event of approval, obscure glazing would be necessary to safeguard against mutual overlooking between the application property and No.22. The appellant accepts that this is a reasonable precautionary measure and confirms that it would be entirely content for the Inspector to attach a condition requiring the relevant window to be fitted and thereafter retained in obscure glazing, should permission be granted. This concession further underscores that the residential amenity considerations in this case are capable of straightforward resolution and do not provide any additional basis for maintaining the refusal.
- 5.29.** In urban design terms, the appeal proposal should be viewed as part of the continuing evolution of suburban housing stock rather than against an artificial benchmark of retaining original bungalow proportions indefinitely. Many suburban areas evolve incrementally over time through extensions, loft conversions and remodelling works. This gradual evolution forms part of the character of such areas and does not inherently diminish local distinctiveness.
- 5.30.** The proposal would remain read as a single detached dwelling within its plot. The scale of development is substantial but not excessive in the context of the site dimensions. The enlarged roof form would integrate with the extended footprint and provide a coherent overall composition. Whilst the Council considers the resulting appearance to be dominant, the Appellant respectfully submits that the design instead represents a balanced and functional remodelling of an existing dwelling which responds appropriately to modern living requirements.
- 5.31.** It is also relevant that the proposal avoids more harmful alternatives. The design retains the existing detached character of the site, avoids excessive height increases and concentrates the most substantial built form toward the rear of the plot. The principal public-facing elevation remains comparatively restrained, with the front projection already altered to a gable form. The proposed side extension would sit behind this element and would not project excessively within the street scene.

Surrounding Character and Amenity

- 5.32.** The appeal site is situated within an established suburban residential area characterised predominantly by detached dwellings occupying spacious plots along Cissbury Gardens. Whilst a number of the original properties were historically constructed as bungalows with hipped roof forms, the surrounding area has clearly evolved over time through extensions, roof enlargements, remodelling works and alterations to individual dwellings. The locality does not therefore display a rigid or architecturally uniform character, but instead presents a varied residential townscape reflective of incremental domestic change and adaptation.

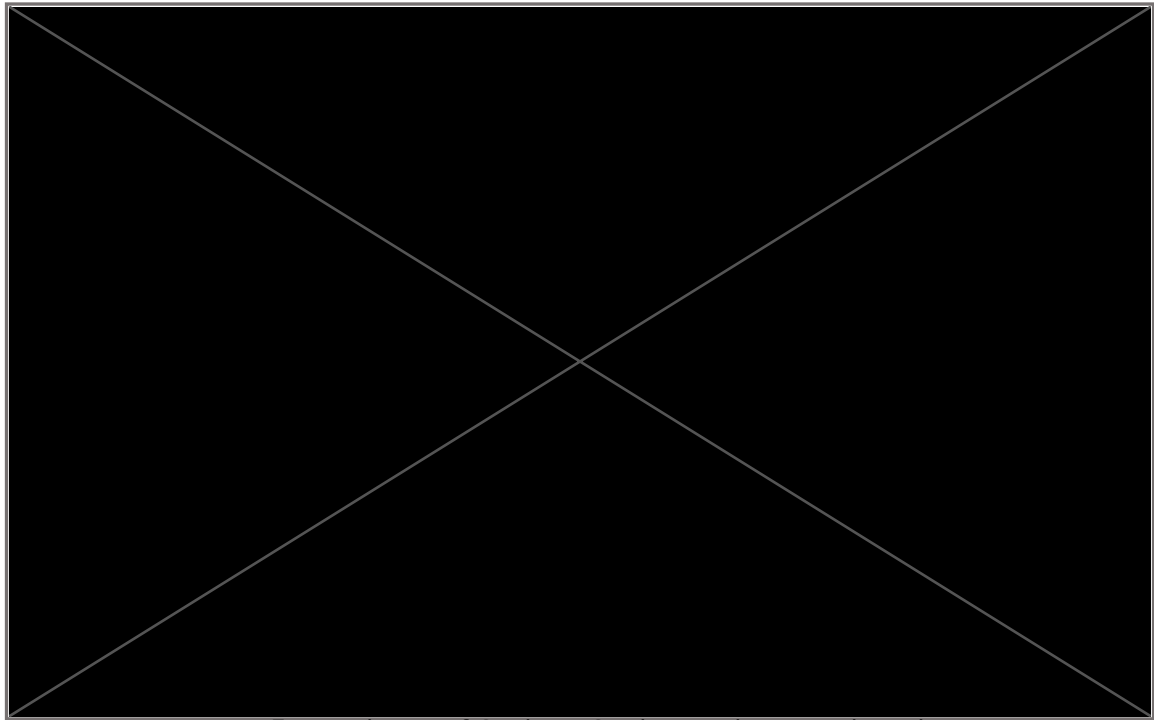


Figure 5: Aerial view of Cissbury Gardens and surrounding plots.

- 5.33.** As demonstrated within the aerial context above, surrounding properties display notable variation in footprint size, built form, roof configuration and rear extensions. Several neighbouring dwellings have been enlarged or altered, including additions to roof forms, rear projections and expanded built footprints. The area consequently exhibits a diverse suburban character rather than one derived from strict consistency in scale or appearance.
- 5.34.** The appeal property similarly occupies a generous detached plot with substantial spacing to neighbouring dwellings and a sizeable rear garden area. Importantly, notwithstanding the proposed development, the dwelling would continue to retain clear physical separation from adjacent properties and would remain readily identifiable as a detached dwelling within a spacious residential plot. The proposal would therefore preserve the established spacious suburban grain which characterises the locality.

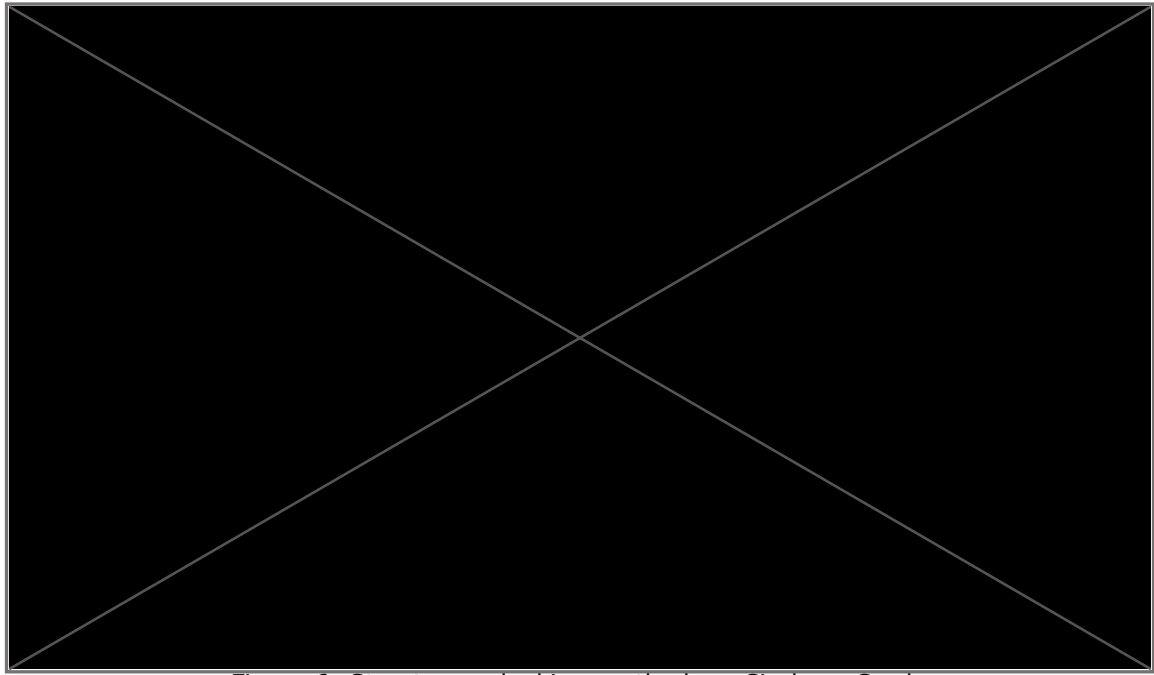


Figure 6: Streetscene looking north along Cissbury Gardens.

- 5.35.** The surrounding streetscene is also characterised by a mixture of dwelling types and forms, including detached bungalows, chalet-style dwellings and larger two-storey properties. As acknowledged within the Officer's Report itself, there are already examples of enlarged dwellings and roof extensions throughout the road. The appeal proposal must therefore be viewed within the context of an already evolved residential environment where domestic extensions and alterations form an established component of local character.
- 5.36.** Whilst the proposal would materially alter the appearance of the host dwelling, this would not result in an incongruous or isolated form of development. The enlarged roof form, rear dormer and associated extensions would remain visually associated with the host property and would read as part of the continuing evolution of the dwelling rather than appearing as an anomalous addition within the street scene.

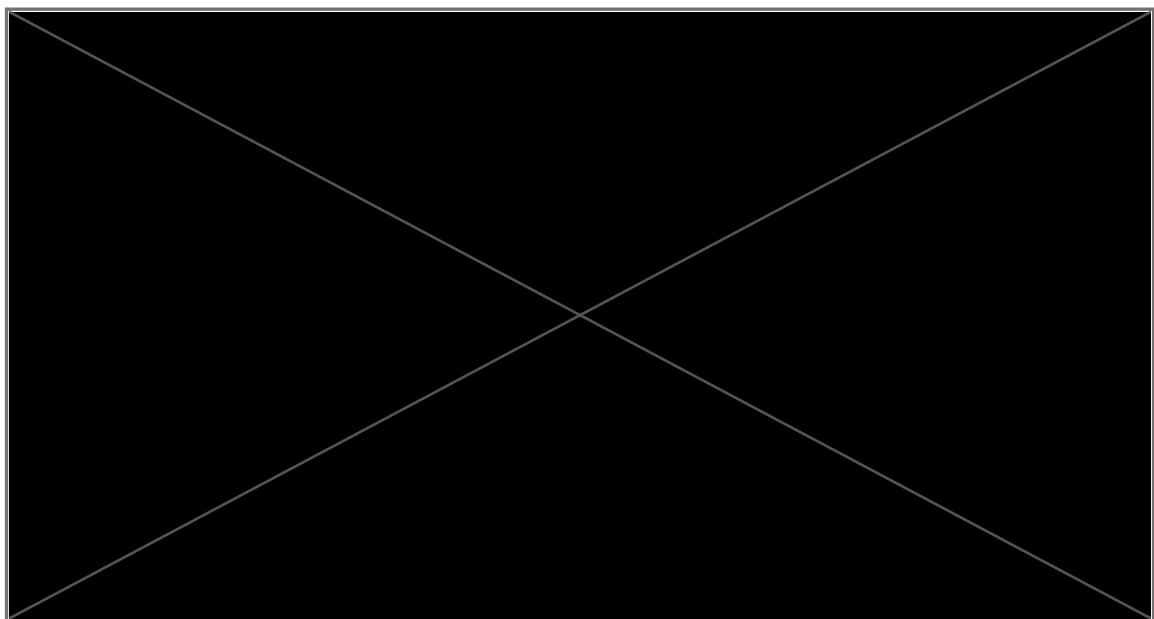


Figure 7: Example neighbouring altered dwellings/extensions.

- 5.37.** The proposed development also remains proportionate to the size of the plot and would not result in overdevelopment. Significant rear garden space would remain, together with meaningful side separation distances to adjoining occupiers. The proposal would therefore avoid creating the cramped or overly intensive form of development often associated with genuine suburban character harm.
- 5.38.** In visual terms, much of the more substantial built form associated with the proposal would also be concentrated toward the rear of the site where visibility from the public realm is naturally more limited. The rear dormer extension in particular would principally be experienced from private vantage points rather than within wider public views along Cissbury Gardens.
- 5.39.** The proposed material palette would further assist in integrating the development with the host dwelling and surrounding context. Rendered wall finishes and tiled roof materials would reflect the appearance of the existing dwelling, whilst the use of cedar cladding to the dormer element would provide a contemporary but high-quality architectural treatment appropriate within a modern residential setting.

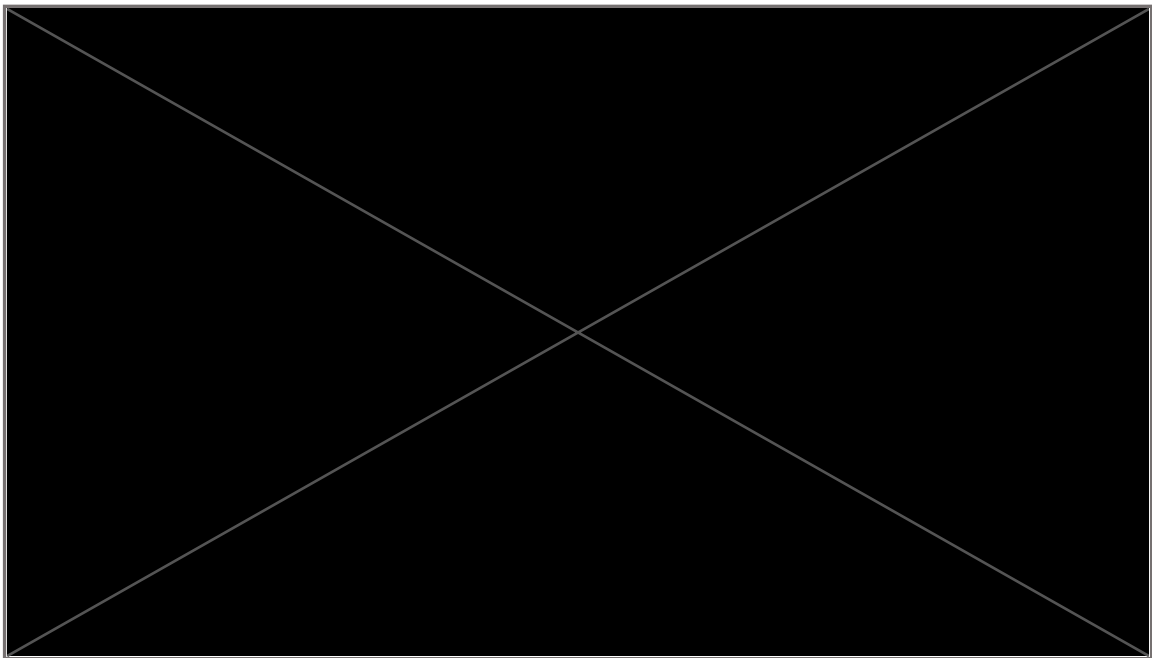


Figure 8: Rear garden context / limited public visibility of rear roof form.

- 5.40.** The appeal proposal should therefore be viewed as a logical and proportionate enhancement of an existing dwelling within an established and evolving suburban environment. Taken as a whole, the development would preserve the essential spacious character of the area whilst reflecting the varied and altered nature of surrounding residential development. The proposal would not appear visually discordant or materially harmful to the character of the street scene and is considered to accord overall with the objectives of Policy DM5 of the Worthing Local Plan and the design aspirations of the NPPF.
- 5.41.** The Inspector is therefore respectfully invited to apply a balanced and proportionate assessment to the proposal. Whilst views may differ on matters of architectural preference, the planning test is whether the proposal would result in unacceptable harm. In this case, the alleged visual harm is limited and highly subjective, particularly when weighed against the varied character of the area, the spacious nature of the plot, the absence of technical objections and the clear benefits arising from the proposal.

5.42. Taken as a whole, the development would constitute an acceptable form of residential enlargement and remodelling which accords with the broad objectives of Policy DM5 and the NPPF when read fairly and in the round.

6. Conclusion

- 6.1.** This appeal is made under Section 78 of the Town and Country Planning Act 1990 (as amended) against the refusal of planning permission by Worthing Borough Council for extensions and alterations at 24 Cissbury Gardens, Worthing.
- 6.2.** The sole reason for refusal relates to concerns regarding the size, scale, massing and design of the proposed development. However, the proposal must be considered within the context of an established suburban area characterised by a varied pattern of detached dwellings, altered bungalows, roof extensions and domestic remodelling works.
- 6.3.** The proposed development would remain appropriate to the generous plot size, preserve the detached character of the dwelling and avoid unacceptable impacts upon neighbouring residential amenity. Significantly, the Council itself concluded that residential amenity impacts would not warrant refusal.
- 6.4.** The proposal utilises a coherent and restrained material palette, incorporates sustainability measures including solar photovoltaic panels, and provides improved long-term family accommodation within the existing residential curtilage. The development would represent a logical and proportionate evolution of the dwelling rather than an incongruous or harmful form of development.
- 6.5.** Whilst the proposal would materially alter the appearance of the existing bungalow, change alone does not equate to planning harm. The Appellant respectfully submits that the alleged visual impacts are overstated and that the proposal would sit comfortably within the varied and evolving character of the surrounding area.
- 6.6.** For the reasons set out above, the proposal is considered to accord overall with Policy DM5 of the Worthing Local Plan, the overarching objectives of the NPPF and the broad principles contained within the Council's adopted guidance.
- 6.7.** The Inspector is therefore respectfully requested to allow the appeal and grant planning permission.