

Dear Sir/Madam,

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

Comments were submitted at 21/07/2026 9:03 PM from Mr Marc Sagoo.

Application Summary

Address:	28B Twitten Way Worthing West Sussex BN14 7JX
Proposal:	Rooms in enlarged roof consisting of hip-to-gable roof extensions to north and south sides, front (west) and rear (east) dormers finished in vertical timber cladding
Case Officer:	Tom Westerman

[Click for further information](#)

Customer Details

Name:	Mr Marc Sagoo
Email:	
Address:	39 Haynes Road Worthing West Sussex

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Loss of General Amenity
Comments:	Reason for Objection: Loss of privacy, direct overlooking, and impact on residential amenity I am writing to formally object to the planning application for the proposed loft conversion and rear dormer extension at 28B Twitten Way (Drawing No. FB26-0304 PL01 / PL02). My property directly adjoins the eastern boundary of the application site, facing the proposed rear elevation. I wish to raise concerns regarding the detrimental impact this proposal will have on my private residential amenity, specifically regarding unacceptable loss of privacy and direct overlooking. My specific grounds for objection are as follows: Proximity to Boundary and Direct Overlooking: The submitted plans (Proposed Rear East Elevation and Proposed Loft Plan) propose a large elevated dormer containing multiple new windows servicing Bedroom 3, Bathroom 2, and Bedroom 4.

The new dormer elevation sits less than 5 metres from our shared garden boundary. Introducing elevated, full-height clear glazed windows at such close proximity creates a severe, direct line of sight into our primary private outdoor amenity space (rear garden and outdoor seating area). This represents a significant shift from the current single-storey bungalow context, where our garden was previously not overlooked.

To my understanding planning guidance generally requires a minimum separation distance of 10.5 metres to 12 metres between upper-floor windows and a neighbouring private garden boundary to prevent severe overlooking. At under 5 metres, this development falls significantly short of acceptable separation distances, creating an intrusive design.

Replacing the existing hipped roof profile with vertical timber-slat clad gables and a full rear dormer structure at elevated height, right on our boundary, introduces an overbearing bulk that visually dominates our outdoor living area.
