

Development Management – Delegated Officer Report

Application Number: AWDM/0606/26

Recommendation: – APPROVE

Site: Willmar Durrington Hill Worthing West Sussex

Proposal: Remodelling and enlargement of existing detached bungalow comprising extensions to the north, east, south and west elevations; new pitched roof with flat crown incorporating first floor accommodation; detached garage; swimming pool; associated landscaping and external alterations

Date of Site Visit: 15.06.2026

Neighbours Checked: Y

Additional Neighbours Notified: N

Site and Surroundings

The application relates to detached mid-C20 bungalow occupying a corner plot on the north side of the junction of Durrington Hill with Hammond Drive. The bungalow is located towards the northeast corner of the plot with extensive shrub/hedge planting along the western site boundary onto Durrington Hill wrapping round to enclose the front garden of the bungalow. A new conifer hedge has been planted alongside the southern site boundary fronting Hammond Drive but currently has limited visual impact. Surrounding land slopes down to the south and west so that the dwelling plot is elevated in relation to the adjacent road carriageway and pavement in Durrington Hill. Ground levels within the site fall by some 1.7m from north to south. The existing bungalow has a modest presence in public views owing to its scale, form and siting in addition to the screening effect of the existing mature vegetation in and around the site.

Planning records indicate that the bungalow originally had a flat roof until a hipped pitched roof was added in the late 1980s. The raised eaves height has resulted in a slightly awkward appearance. Records indicate the roof was replaced c.2017 after a fire at the property.

The property is not listed, or locally listed, or within a designated conservation area. However, Durrington Hill is identified in the Local Plan as an 'Environmental Area of Special Character'. This largely relates to its semi-rural character and strong sense of enclosure deriving from the relatively narrow width of the lane and vegetated embankments on either side.

A TPO (No.1 of 1975) was in place covering a group of elm trees along the western perimeter of the site (and extending southwards to the rear of the properties in Hammond Close). The trees have long since been removed (likely due to Dutch elm disease).

Although apparently in the ownership of the Applicant, records show that the foot of the embankment at southwestern corner of the plot at the junction with Hammond Drive and extending northward alongside the back edge of the pavement in Durrington Hill is highway land.

Proposal

Permission is sought to remodel the bungalow with an enlarged building footprint and first-floor accommodation contained within a new, raised roof. In addition, a terrace and swimming pool are proposed to the southwest side of the bungalow, and a detached garage building in the front (south) garden utilising the existing site access off Hammond Drive.

The existing building footprint would be extended north by 2.6m, east by 3m, and westward by 3.3m, extending to a maximum 10.3m in the north west-corner. The proposed new 'crown' roof would have a maximum height of 6.35m (measured from highest ground on the north side), and 3.25m high to eaves with a central flat area (9.4m x 7.4m). A new porch is proposed on the south elevation with a gabled roof 5.65m high. A shallow dormer is proposed on the north side (1.1m high x 3.3m wide). A recessed balcony (4.5m wide) with bi-fold doors, would be formed on the west side by cutting into the roof slope, the front edge enclosed by frameless glass balustrading. The northwest projecting component would be single-storey with a dual pitched gable roof, having a ridge height of 5.3m (measured from the north) and an eaves height of 2.7m. The proposed western gable end incorporates a chimney breast with brick chimney stack 5.95m high.

The proposed external materials would consist of render above a brickwork plinth and a concrete tiled roof.

The proposed terrace would wrap around the west and south elevations of the dwelling, incorporating a swimming pool on the west side, built up a maximum of 0.85m on the south side owing to the sloping ground level.

The proposed detached garage building has been amended following negotiation. It would measure 5.85m by 6.5m with a hipped, pitched roof 4.55m high. It would be partially excavated into the sloping ground level of the front garden, sited a minimum 4m from the back edge of footway onto Hammond Drive. The garage building would be finished in render above a brick plinth with a concrete tiles roof to match the materials of the remodelled dwelling. It would provide covered parking for one vehicle as well as housing the plant for the swimming pool and a storage area.

Relevant Planning History:

AWDM/0805/17 - Following severe fire damage, remedial works to the property to return it to the condition before the fire occurred whilst complying with current building regulations. Works include replacement of roof structure, windows, doors and conservatory plus redecoration internally and externally

STATUS: Application Permitted 10th July 2017.

A condition of the planning permission removes permitted development entitlements for roof enlargements under Class B of the Town & Country Planning (General Permitted Development) Order (as amended).

Consultations: No undertaken.

Representations

3 objections have been received from the occupiers of 9 Hammond Close, 'Fryston', and 'Four Trees' (x2) Durrington Hill, raising the following concerns (which have been summarised) as follows: -

- Excessive enlargements to existing building, including increasing height and new garage building on an elevation site amount to severe overdevelopment;
- Insensitive to the Durrington Hill Environmental Area of Special Character (EASP) and the distinctive architectural character of Hammond Close.
- Ancillary garage building is excessively large and will be highly prominent in Hammond drive, Hammond Close and Durrington Hill.
- No consideration given to impacts on 9 Hammond Close. Loss of outlook, overbearing presence appearing dominant and intrusive in relation front windows/door of 9 Hammond Close on lower ground.
- Large size [floor area] of ancillary garage is similar to a one-bedroom flat and could be turned into an annexe/holiday rental.
- Garage out of keeping as no other forward-facing garage buildings in Durrington Hill.
- Only one other property in Hammond Drive has a forward garage (No.1). It is original to that property and in-keeping with the character of the road and not overlooked by other properties. Permission was refused for a pitched roof.
- No guarantee that hedging/shrubs will effectively screen the structure.
- Misleading/inaccurate representation of 9 Hammond Close as part of application submission; including consideration of ground levels. Lack of contextual drawings/streetscape. The true scale of the proposal and effect on neighbouring properties cannot be fairly or properly assessed.
- Hammond Close awarded a 'Distinction in Building' award by WBC for its high standard of design, unique layout and use of local/re-cycled materials. Proposed materials should be sympathetic to Hammond Close.
- Proposed remodelled dwelling significantly elevated in relation to 9 Hammond Close, this is misrepresented in submission documents. Roof height should not be allowed to be raised above that existing as it sits on raised ground and will appear significantly taller and imposing in relation to 9 Hammond Close.
- Object to disproportionately large, south-facing roof lights which will overlook 9 Hammond Close. Reducing their size will ensure they are in keeping with EASP.
- Object to large ground-floor south-facing windows and porch facing 9 Hammond Close. Black frame colour is out of keeping with existing character and EASP. Should be reduced in size with white frames.
- Object to scale and proximity of northward extensions and openings owing to significant impacts on Fryston including loss of light, overlooking, loss of privacy and enhanced sense of enclosure.

- Concerned about health impacts associated with duration of construction works.
- Submission documents which refer to utility area at Fryston are inaccurate, affected area is part of the kitchen.
- Safety impact of [construction vehicles] blocking Hammond Drive/Close/Durrington Hill, possible congestion on A27. Concerned about access being maintained for delivery/refuse/emergency vehicles. Construction traffic management plan should be sought outlining construction hours, pedestrian safeguards, contractor parking etc.
- Not opposed to a sensitive development in-keeping with the character of Hammond Close and EASP.
- Velux window on North Elevation does not comply with means of escape as it is too high off the floor and will not comply with building regulations, or it will be installed larger than they say. There is some planning guidance about windows being installed on the side within 2m of a neighbour boundary
- Extremely disappointed that I was not sent a letter or made aware of any notices displayed on lamp posts about this application. *[Officer response: The criteria for sending neighbour letters/displaying site notices was explained in an email to the third party.]*
- The front and rear gardens of 'Four Trees' will be overlooked by roof light windows in the North elevation resulting in loss of privacy and quiet enjoyment of the property. The privacy afforded by this location was one of the unique deciding factors leading me to buy this bungalow. These windows should be omitted.

Further to the receipt of amended plans for the proposed detached garage building, the residents of 9 Hammond Close have maintained their initial objections.

Relevant Planning Policies:

Worthing Local Plan policies (WBC 2023): SP1, DM5, DM24
 National Planning Policy Framework (MHCLG 2024)
 National Planning Practice Guidance
 SPG 'Extending or Altering Your Home' (WBC)

Planning Assessment:

There is no objection in principle to extensions and alterations to residential dwellings within the built-up area. The key considerations are the effects on the visual and residential amenities of the locality.

Visual Amenity

Although the raised eaves height of the hipped, pitched, roof results in an unusual proportion, the existing bungalow is not unattractive with its white (rough) render elevations, orange pantile roof and framed, vertically proportioned window openings lending it a 1930s feel. However, it has no formal heritage designation and is not included on the list of 'Local Interest Buildings'. The Durrington Hill Environmental Area of Special Character covers the public highway of Durrington Hill north of its junction with Bramble Lane. [That part of the road south of Bramble Lane is included

within Durrington Conservation Area.} The EASP is a townscape designation recognising the attractive, semi-rural character Durrington Lane which derives from the narrow width of the carriageway and sense of enclosure created by the naturalistic, mature, vegetated embankments on either side. Despite its elevated position, the existing bungalow has little visual impact viewed from Durrington Hill owing to the narrow angle of view along the lower road corridor and the screening effect of existing vegetation.

Although addressed in Durrington Hill, the front elevation of the bungalow faces Hammond Drive, and it is seen primarily in this context. Hammond Drive is a modest cul-de-sac consisting of detached bungalows, typically with low, shallow-pitched, gable roofs. No.1 immediately adjoining the east side of Willmar has been enlarged by a rear box dormer. On the south side, directly opposite Willmar, is Hammond Close a modern (c.2009), gated, complex of terraced houses within a cul-de-sac setting including a timber-clad 'coach' house. The terraced houses consist of accommodation over either 2 or 3 floors with the upper floors partially contained within the roof, served by a combination of modest-sized dormers and roof lights.

Development on the west side of Durrington Hill consists of a mix of individual style detached houses and chalet houses set back from the embankment on this side of the road carriageway.

The proposals represent a comprehensive remodelling of the existing dwelling resulting in an enlarged building footprint and first-floor accommodation contained within a new, raised, 'crown' roof. The proposed raised roof would be 1m taller than the existing roof ridge and extend the enlarged 'bulk' of the main building further westward. It would extend further west beyond of the main rear elevation of 'Fryston', adjoining to the north, which along with the bungalows beyond currently form a consistent rear building line on the east side of Durrington Hill, albeit mostly screened by vegetation from this direction.

The enlarged height, bulk and mass of the proposed remodelled dwelling will have some greater visual impact viewed from Durrington Hill, primarily where the narrow road corridor 'opens out' at its junction with Whylands Avenue (to the northwest). However, the greatest visual impact will be from within Hammond Drive. That said, the main front elevation of the dwelling and replacement porch will not extend any further forward (south) closer to the edge of Hammond Drive than the existing bungalow, a separation distance of some 15m.

It would be difficult to argue that the scale and mass of the remodelled dwelling would be out of keeping with the broad mix of dwelling types and styles in its immediate vicinity. The proposed 'crown' roof whilst not overly attractive, has some local precedent in the roof form of the terraced houses at nearby Nos 2-8 Hammond Close.

The side-projecting gable component, although extending still further westward by some 6.7m, would appear visually subservient to the main building owing to its single-storey scale, and lower ridge and eaves height. A separation distance of over 5m will be retained between the western elevation of this component and the thick vegetation at the top of the embankment.

The dormer on the rear (north) elevation is a modest feature, set down from the top of the crown roof, and up from the eaves. It will not dominate the rear roof slope.

The third party representation makes reference to a 'Distinction in Building' award made to Hammond Close and although this relatively compact complex of dwellings has undoubtedly been carried out to a high design standard with attractive detailing and careful attention paid to the layout of external areas and boundary treatments, it has no formal townscape designation, and lies outside of the Durrington Hill EASP.

The proposed remodelling works will result in a substantial change to the appearance of the existing bungalow but are not considered to be excessively large or overdeveloped in the context of this generous plot size. The resulting larger building mass, whilst more prominent than at present, will not appear over dominant or intrusively assertive in surrounding views, and will not adversely affect the distinctive semi-rural character of Durrington Hill EASP. The proposals will be of a satisfactory composition achieving an integrity of design as an individual, standalone dwelling using traditional materials that will also help it to visually integrate with its surrounding context.

Following amendment, the floor area of the garage has been reduced from 44.6sqm to 34.6sqm, and its height reduced by 1.15m from 5.73m to 4.55m, with an eaves height of 2.1m. It will be partially excavated into the slope of the site, sited a minimum 4m from the back edge of the pavement in Hammond Drive, behind the newly planted conifer hedge. The forward siting of the garage building will make it a prominent addition to the street scene. There is some precedent in this road with the garage at No.1 sited in front of the bungalow, but that is well screened by the wall and dense conifer hedging enclosing the front of that property. The visual prominence of the garage could be minimised by having an alternative flat or mono-pitched roof design, but that would result in a more utilitarian appearance. The proposed hipped roof form will achieve a more refined form, with relatively low eaves height and construction materials that will complement those of the host dwelling. On balance, it is considered the siting, scale and massing of the proposed detached garage would not appear so intrusively prominent or out of keeping in the context of Hammond Drive as to justify refusal. The garage building would be sited approximately 11m from the top of the embankment at the junction of Hammond Drive with Durrington Hill (and approximately 14m from the bottom of the embankment) and would have no harmful impact on the Durrington Hill EASP.

Residential Amenity

The most affected properties are Fryston (adjoining to the north), No.1 Hammond Drive (adjoining to the east) and 9 Hammond Close (opposite, on the south side of Hammond Drive).

Fryston

Fryston comprises a detached, gable-ended bungalow built on higher ground to the north of Willmar built at a slight angle to the common boundary. It has its main entrance on the north side accessed from a private drive off Craddock Place (also serving 'Four Trees' and No.4 Craddock Place) and is orientated with the principal rooms having their main aspect to the east or west. It has been enlarged at the rear (west) by a

modest sized fully glazed conservatory with doors opening into the rear garden. A narrow lean-to partially infills the gap (approximately 1.7m deep) between the south side of the bungalow and the site boundary with Willmar. Two high-level windows in the south side of the lean-to are obscure-glazed. A window in the south side of the main bungalow, to the west of the lean-to, serves the main living area and is secondary in nature to the glazed French doors and side lights in the west elevation opening into the conservatory. The above-mentioned gap between the south side of the bungalow and the common boundary widens out to the west to approximately 2.3m.

The enlarged and remodelled Willmar would be sited 1.7m to the south of the common boundary on slightly lower ground. The main body of the remodelled dwelling would extend beyond the eastern end of Fryston by approximately 2m and extend westwards roughly in line with the rear of the above-mentioned conservatory, with the proposed single-storey component extending approximately 6.7m further west. Although the eaves height of the remodelled dwelling is similar to that existing, the occupiers of Fryston would have a greater awareness of its presence owing to its closer proximity, enlarged footprint, and increased height and 'bulk' of the roof. That said, having regard to the (minimum) overall separation distance of 3.5m, lower ground levels of Willmar, and 'bulk' of the roof which slopes away from common boundary, it is considered the windows serving the main habitable rooms of Fryston will not suffer unacceptable loss of light, or an overbearing effect, notwithstanding the siting of Fryston to the north of Willmar. The proposed single-storey component will be visible from the rear of the living room and conservatory at Fryston above the boundary fence, but having regard to the lower eaves of this element (2.6m high) and lower ridge height (5.2m) it is considered the impact would not be harmfully intrusive or result in an unacceptable loss of light to the rear of Fryston.

A proposed ground-floor window in the eastern end of the north elevation would serve a bedroom but would be effectively screened by the existing boundary treatment and would not directly overlook windows in the south side of Fryston.

A proposed low, horizontal 'slot' window in this elevation (within the kitchen) would not give rise to adverse overlooking. A rooflight positioned in the sloping above the kitchen would be above eye-level, as would north-facing roof lights in the single-storey component.

A first-floor bathroom window in the proposed dormer sited roughly opposite the secondary living room window at Fryston could reasonably be required to be obscurely glazed with only a fanlight opener.

Two roof light windows are shown to the east of the dormer on the north roof slope, serving a bedroom and bathroom. An updated drawing has been received showing the outer opening edge of the roof lights positioned 1.7m above the floor of the rooms which would curtail a downward angle of view and avoid overlooking of the south elevation and rear courtyard garden of Fryston. It has been queried with the Agent whether such an arrangement would adhere to building regulation requirements for means of escape. The Agent has responded the hallway would be the protected route of escape for the occupants therefore negating the requirement for [the roof light] windows to be suitable for egress in case of an emergency. The Applicant has

indicated that a condition requiring these windows to be obscure-glazed and fixed shut below 1.7m would not be contested.

'Four Trees', a detached bungalow similar in scale, shape and layout to Fryston lies to the north of the latter. The abovementioned requirement for the dormer window and rooflights serving the first-floor accommodation to be obscure-glazed and fixed shut below 1.7m will safeguard against potential overlooking of the courtyard garden on the east side of Four Trees notwithstanding the greater separation distance.

No.1 Hammond Drive

No.1 comprises a detached, gabled-ended bungalow set back (north) into its elevated plot adjoining the east of the application site. The front of the bungalow is sited slightly further forward of the front (porch) of Willmar. It has been enlarged at the rear by a single-storey flat roof extension and a rear box dormer. The existing rear of Willmar extends slightly beyond (north) of the rear of the extension at No.1. There are no windows in the side elevations facing Willmar. There are French doors in the nearest part of the rear (north) wall of the extension to No.1. A garden outbuilding in the far northwest corner of the plot adjoins a similar-sized outbuilding in the corner of the application site. There is a detached garage building located on the eastern half of the frontage. The western half is laid out as a private garden, entirely enclosed on the west side and front by dense hedging.

Willmar is sited at a slight angle to the common boundary. The front part of the enlarged building footprint will be sited approximately 1.1m from the boundary, with the gap widening to 1.7m at the rear (north). It will extend approximately 4m north of the rear wall of the extension at No.1, excavated into the slight slope.

The increased height and bulk of the remodelled and enlarged building footprint in proximity to the site boundary will have an increased enclosing effect on the rear of No.1 and result in some additional over shadowing of the adjacent part of the rear garden and some loss of daylight to the French doors in the rear extension. However, bearing in mind the eaves height will not be dissimilar to the existing eaves height, with the main roof bulk sloping away from the boundary, and the highest part of the crown roof over 4m away from the boundary, it is considered the impact would not be so severe to warrant refusal of the application. The northernmost roof light window on the east side (serving a bedroom) can be conditioned to be obscure-glazed and fixed shut above 1.7m to avoid the potential for overlooking into the rear garden at an angle.

9 Hammond Close

9 Hammond Close comprises an end-of-terrace house with accommodation over 2 floors, the first-floor rooms served by dormers 'breaking through' lowered eaves. The main aspect of the house faces north towards Willmar, although the main principal rooms (apart from bedroom 3) have an alternative outlook/source of light from the east or west. The dwelling is laid out with a rear garden to the west and has been enlarged on this side by a conservatory about 3m deep. The shallow frontage of the dwelling onto Hammond Drive is enclosed by hedging. The hedging has been allowed to grow taller enclosing the rear garden and conservatory.

There is a distance of over 25m from the front elevation of Willmar to the front boundary of 9 Hammond Close. The remodelled and enlarged dwelling would not be sited any further forward (south) than at present. Even taking account of the falling ground levels from north to south, the increased height and enlarged bulk and mass of the building would not have an adverse impact on the outlook or receipt of light to the front windows of No.9 at this separation distance. The introduction of roof light windows in the front (south) roof slope would primarily overlook the frontage of Willmar and would not give rise to unacceptable loss of privacy for the occupiers of No.9.

Negotiations have resulted in a reduction in the overall size, height and scale of the proposed detached garage building which would be excavated into the slope of the site. Whilst clearly visible from the front windows of No.9 (at least until the newly planted conifer hedge grows); with an eaves height of 2.2m, a ridge height of 4.55m, and an overall separation distance of some 15m, it would not have an unduly intrusive or overbearing impact on the outlook from these windows as to justify refusal.

The use of the garage building can be conditioned to ensure that it remains incidental to the host dwelling. Details of the proposed swimming pool plant can be conditioned to ensure noise emissions are satisfactory.

The front elevations of the dwellings on the opposite (west) side of Durrington Hill would be over 30m distance from the remodelled building. Although the proposed remodelling works would be clearly visible from this elevated position, including the proposed 'cut out' first-floor balcony feature on the west-facing roof slope, there would be no harmful effects on the amenities of these dwellings.

Recommendation:

APPROVE subject to condition(s):-

1. Drawing Numbers
2. Standard time limit
3. Agree materials
4. No additional first-floor openings to north or east sides
5. Window in north-facing dormer obscure-glazed with fanlight opening above 1.7m
6. North-facing FF rooflights obscure-glazed and fixed shut below 1.7m
7. Northernmost FF east facing rooflight obscure-glazed and fixed shut below 1.7m
8. Use of garage building 'incidental'
9. Agree details of pool plant equipment (including noise emissions)
10. Hours of work

Informative

Pro Active Amendment

Is recommendation contrary to letter(s) of representation? Y

Case Officer: Jo Morin Date: 22.07.2026

Authorised by: Louise Prew Date: 23/07/2026