

Planning Services, Adur & Worthing Councils

Portland House,
44 Richmond Road,
Worthing,
West Sussex,
BN11 1HS

Tel : 01903 221065
websites : www.adur.gov.uk or www.worthing.gov.uk
e-mail : planning@adur-worthing.gov.uk



Householder Application for Planning Permission for works or extension to a dwelling

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number	5
Suffix	
Property Name	
Address Line 1	Gorse Avenue
Address Line 2	Offington
Address Line 3	West Sussex
Town/city	Worthing
Postcode	BN14 9PG

Description of site location must be completed if postcode is not known:

Easting (x)	Northing (y)
513912	104747

Description

Applicant Details

Name/Company

Title

Mr

First name

Darren

Surname

Cooper

Company Name

Address

Address line 1

3 Gorse Avenue

Address line 2

Address line 3

Town/City

Worthing

County

Country

United Kingdom

Postcode

BN14 9Pg

Are you an agent acting on behalf of the applicant?

- ☐ Yes
☒ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Description of Proposed Works

Please describe the proposed works

The proposal comprises alterations and extensions to an existing detached bungalow. The works include the construction of a single-storey rear extension with a depth of approximately 4 metres, together with associated side extension works. The development also includes roof alterations to facilitate the creation of habitable accommodation within the roof space, involving a modest increase in ridge height and the introduction of gable ends with barn-style hipped roof ends to the front and rear elevations.

Additional works include the formation of a new front porch, the installation of rooflights to provide natural light to the roof accommodation, and associated external and internal alterations. All external materials are proposed to match the existing dwelling. Obscure glazing is proposed to selected rooflights where required to protect neighbouring privacy.

Has the work already been started without consent?

- ☐ Yes
☒ No

Materials

Does the proposed development require any materials to be used externally?

- ☒ Yes
☐ No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

Type:

Vehicle access and hard standing

Existing materials and finishes:

brick pavers - Red

Proposed materials and finishes:

natural stone gravel

Type:

Roof

Existing materials and finishes:

Concrete roof tile Red/Brown

Proposed materials and finishes:

Concrete roof tile Red/Brown

Type:

Walls

Existing materials and finishes:

White painted Brick

Proposed materials and finishes:

new parts will be brick Existing white painted brick covered over with white render Tile hung gables - concrete red/brown tile

Type:

Doors

Existing materials and finishes:

White Upvc windows and doors

Proposed materials and finishes:

White Upvc windows and doors Roof windows, Velux style - obscure glazing

Are you supplying additional information on submitted plans, drawings or a design and access statement?

☐ Yes

☒ No

Trees and Hedges

Are there any trees or hedges on the property or on adjoining properties which are within falling distance of the proposed development?

☒ Yes

☐ No

If Yes, please mark their position on a scaled plan and state the reference number of any plans or drawings.

1 Large Tulip tree to front of property, Marked T1 on plans

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

☐ Yes

☒ No

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

- ☐ Yes
☒ No

Is a new or altered pedestrian access proposed to or from the public highway?

- ☐ Yes
☒ No

Do the proposals require any diversions, extinguishment and/or creation of public rights of way?

- ☐ Yes
☒ No

Parking

Will the proposed works affect existing car parking arrangements?

- ☐ Yes
☒ No

Biodiversity net gain

Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 sets out that every planning permission granted for the development of land in England shall be deemed to have been granted subject to the 'biodiversity gain condition' requiring development to achieve a net gain of 10% of biodiversity value.

This is subject to exemptions, an exemption applies in relation to planning permission for a development which is the subject of a householder application, within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order (2015)*.

Applicants for planning permission are required to make a statement as to whether they believe the biodiversity gain condition will apply if permission is granted, please confirm:

☒ It is my belief that if permission is granted for the development to which this application relates the biodiversity gain condition would not apply

*A 'householder application' means an application for planning permission for development for an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse which is not an application for change of use or an application to change the number of dwellings in a building.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☐ The agent
☒ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☒ Yes
- ☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

PREAPP/0171/25

Date (must be pre-application submission)

19/11/2025

Details of the pre-application advice received

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

Visual Amenity

The application property is prominently visible within the street scene due to its open frontage. The proposal would increase massing to the sides and roof, resulting in a noticeable impact on the street scene. While the surrounding area lacks a uniform character and contains a mix of dwelling types, common features include hipped roofs and narrow gables.

The scale of the roof alterations has been reduced from the original proposal, and the retention of some hipping is welcomed. The barn hips help the design appear more sympathetic; however, the roof form would still dominate the modest proportions of the existing bungalow and cannot be considered subservient. A fully hipped roof to the front elevation is therefore encouraged.

The increased ridge height and width of the extension over the side additions would not adequately assimilate with the existing building. Although the overall reduction in scale has improved the proposal, further reductions should be considered to avoid dominating the street scene.

The proposed materials are to match the existing dwelling and are acceptable. However, retention of the front window arrangement would further limit the building's ability to integrate with its surroundings.

The most affected neighbouring properties are No.3 and No.7 Gorse Avenue.

No.7, a single-storey bungalow to the north, would be most impacted. The properties are already in close proximity. The proposal includes a four-metre-deep single-storey rear extension, which would be permissible under permitted development rights. The single-storey form represents an improvement over the previous scheme. As the first-floor element does not project beyond the neighbour's rear wall, and given the existing window relationships, the impact is considered mitigated.

Rooflight windows within the loft conversion could introduce new overlooking. Obscure glazing would therefore be required.

No.3 Gorse Avenue lies to the south, separated by approximately 2.9m and a close-board fence. Existing garages provide separation, reducing overbearing impact. While the extension would be closer to the boundary due to the side addition and roof alterations, the roof slopes away from the boundary, reducing visual impact.

Obscure glazing would also be required for windows facing north and south to prevent overlooking.

Subject to these measures, the proposal is likely to be acceptable in residential amenity terms.

The council's arboriculturalist has advised that while enforcement action is unlikely for previous tree removal, any future permission would require replacement planting on site. The type and size of replacement trees would be agreed with the tree officer.

Other protected trees on the site must be retained and protected.

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☐ Yes
- ☒ No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- ☐ Yes
- ☒ No

Can you give appropriate notice to all the other owners/agricultural tenants? (Select 'Yes' if there are no other owners/agricultural tenants)

- ☒ Yes
- ☐ No

Certificate Of Ownership - Certificate B

I certify/ The applicant certifies that:

- ☒ I have/The applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which this application relates; or
- ☐ The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners* and/or agricultural tenants**.

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Number:

5

Suffix:

Address line 1:

Gorse Avenue

Address Line 2:

Town/City:

Worthing

Postcode:

BN14 9PG

Date notice served (DD/MM/YYYY):

23/01/2026

Person Family Name:

Person Role

☒ The Applicant

☐ The Agent

Title

Mr

First Name

Darren

Surname

Cooper

Declaration Date

23/01/2026

☒ Declaration made

Declaration

I/We hereby apply for Householder planning permission as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Darren Cooper

Date

23/01/2026