

Planning Statement

Proposed Extensions and Roof Alterations

5 Gorse Avenue, Worthing, West Sussex BN14 9PG

1. Introduction

This Planning Statement has been prepared in support of a revised planning application for extensions and roof alterations at 5 Gorse Avenue, Worthing. The proposal follows pre-application engagement with the Local Planning Authority and has been amended to respond positively to the reasons for refusal associated with the earlier scheme.

This Planning Statement is to be read in conjunction with the following assessments, plans and other supporting documents as follows:

- The Street Scene as set out in APPEAL STATEMENT IN RESPONSE TO REFUSAL NOTICE – AWDM/1091/25
- Pre Planning application PREAPP/0171/25
- Refused application AWDM/1091/25 available via planning portal
- 00/00764/FULL|Demolition of existing house (small 40sqm bungalow) and erection of a new 5 bedroom house with integral garage available via planning portal
- Before and after drawings for 00/00764
- The Tree Preservation Order 1997 by WDC
- AWDM/1525/25 consent under Worthing Tree Preservation Order No.37 available via the planning portal
- Planting plan for T2 and T3 in the rear garden as agreed with the Tree Preservation officer

The application seeks to improve and modernise an existing detached bungalow that has been neglected for a number of years. The aim is to enhance the appearance of the property and bring it in line with surrounding development, while ensuring that the scale, form and design respect the character of the street and safeguard neighbouring residential amenity.

2. Site and Surroundings

The site lies on the west side of Gorse Avenue within a built-up residential area of Worthing. The street is characterised by a mixed and varied townscape, comprising multi-storey flats, significantly extended dwellings, larger detached houses and a few remaining bungalow style buildings. There is no single prevailing scale, roof form or architectural style.

The property comprises a detached bungalow with an outrigger to the front, a small front porch and brick elevations. There is an attached garage to the south side with access through the front garden set back from the public highway behind an open frontage. A large, mature tulip tree (subject to a TPO) is located within the front garden and forms a

prominent and positive feature within the street scene, contributing to the leafy character of this part of Gorse Avenue, the tree and other trees to the frontage of the site shield the development from the road (see Street Scene/Appeal statement Photo 1.)

The site is not within a conservation area and the building is not listed.

3. The Proposal

Description of development

The complete modernisation of the dilapidated bungalow to bring it to the standard of similar modern family homes in Gorse Avenue by way of:

- A 4 meter deep single-storey rear extension, which accords with the scale of development permitted under permitted development rights.
- A revised roof extension involving a modest increase in ridge height and the introduction of Sussex barn-style hipped ends, reducing bulk and softening the roof form compared to the refused scheme.
- Retention of a limited front gable to facilitate a functional internal layout, with the roof design significantly moderated in scale and appearance.
- External materials to match the existing dwelling.
- Roof lights positioned to minimise impact, with obscure glazing proposed where required to prevent overlooking of neighbouring properties.
- Retention of all existing living protected trees, with only minor arboricultural works proposed to maintain the health of the mature tulip tree.

The proposal represents a clear evolution of the previously refused scheme and has been shaped directly by pre-application advice.

Pre-Application Discussions and Neighbourhood Engagement

Given the wording in the pre application response alluding to the potential overbearing nature of the front elevation design, the applicant undertook informal neighbour consultation in respect of the revised proposal by directly engaging with the immediate neighbouring properties to No.5 Gorse Avenue and nearby dwellings along the street. Neighbours were provided with copies of the revised drawings, a street scene analysis and a short written explanation of the proposed development and were invited to provide written comments if they wished. Particular emphasis was placed on engaging with properties in close proximity to the site, including those adjacent to and opposite No.5, to ensure that any potential concerns relating to visual impact or residential amenity could be properly understood and considered.

As a result of this process, the applicant has received written feedback in support of the revised proposal from Nos. 1, 2, 4, 6, 9 and 11 Gorse Avenue, together with three additional responses submitted anonymously. The responses received are overwhelmingly supportive and raise no objections to the revised scheme. Comments consistently note that the proposal is considered to improve the appearance of the street scene, is in keeping with the

varied character of Gorse Avenue and would not result in any unreasonable impact on neighbouring properties in terms of light, privacy or general amenity. The resident at No. 7 Gorse Road has been shown the plans but was not asked to comment as it may cause them stress given their aversion to the earlier application.

Several residents specifically refer to the existing property having been neglected for a prolonged period and express the view that the proposed development would represent a clear enhancement to both the application site and the wider street. It is also noted within the responses that the mature tulip tree at the front of the site plays an important role in softening the visual impact of the building and reducing the prominence of the proposed roof form when viewed from the street.

While neighbour support is not determinative in planning terms, the comments received align with the planning assessment set out within this statement and further support the conclusion that the revised proposal complies with Policy DM5 of the Worthing Local Plan and would not result in harm to visual or residential amenity.

4. Planning Policy Context

The development has been assessed against the following policy framework:

- National Planning Policy Framework (NPPF)
Worthing Local Plan (2023): SP1 – Presumption in Favour of Sustainable Development
- DM5 – Quality of the Built Environment Worthing Local Plan 2023
- Worthing SPG – Extending or Altering Your Home

These policies support extensions and alterations to residential properties in principle, subject to acceptable impacts on visual amenity, character and residential amenity.

5. Visual Amenity and Street Scene – Policy DM5 Assessment

The assessment of visual amenity is central to the consideration of this proposal and must be undertaken in the context of the existing street scene as experienced from the public realm. Gorse Avenue displays a wide range of building scales, roof forms and architectural styles, including larger detached dwellings and multi-storey flat developments, which together establish a broad and varied townscape. There is no single dominant character or uniform building form.

In this context, visual impact is influenced not only by the scale of built form, but also by plot depth, building set-back, landscaping and the presence of mature trees. These factors play a key role in shaping how development is perceived from the street. The revised proposal has been carefully designed with these considerations in mind and has been materially reduced and refined following pre-application advice. The following assessment demonstrates how the scheme complies with the individual criteria of Policy DM5, with regard to visual amenity and impact on the street scene.

DM5(i): Scale, Form, Massing and Proportion

Policy DM5(i) requires development to respect and enhance the character of the site and prevailing character of the area, having regard to proportion, form, height, size and scale.

The revised scheme has been materially reduced from the previously refused proposal. The roof form has been softened through the introduction of Sussex barn-style hipped ends, reducing perceived bulk and visual dominance. While the proposal introduces additional height compared to the existing bungalow, this increase is proportionate when assessed in the context of the surrounding street, which includes a number of substantially larger dwellings and three-storey flats.

The character of Gorse Avenue has evolved over time through a number of approved developments, including extensions, roof alterations and, in some cases, the complete redevelopment of existing dwellings. Notably, planning permission was granted under reference **00/00764/FULL** for the demolition of a smaller dwelling at **No.11 Gorse Avenue** and the construction of a substantially larger replacement property. This redevelopment represents a significant increase in scale and built form compared to the original dwelling previously occupying the site.

The approved redevelopment at No.11 now forms part of the established street scene and demonstrates that larger-scale residential development has been accepted by the Local Planning Authority within this section of Gorse Avenue. This contributes to the varied character of the street and establishes a context in which a range of building sizes, footprints and roof forms coexist.

When assessed against this established pattern of development, the revised proposal at No.5 does not introduce a level of scale, massing or visual presence that would be out of keeping with the surrounding area. This is reinforced by pre-application discussions with neighbours (see attachment neighbour consultation.pdf).

DM5(ii): Impact on Street Scene and Visual Amenity

Policy DM5(ii) requires development to enhance the local environment, with particular attention to architectural form, height, layout, landscaping and impact on the street scene.

The perception of scale from the public realm is moderated by the generous depth of the front plot and open frontage, which provide clear visual separation between the dwelling and the public highway. This setback ensures that the proposal is read as part of a layered streetscape rather than as a prominent or intrusive feature at the street edge.

A key mitigating feature is the large, mature tulip tree located within the front garden. This tree makes a strong positive contribution to the street scene, providing vertical emphasis and visual filtering that breaks up views of the built form beyond. The retention of this tree significantly softens the appearance of the development and reduces the perceived scale and massing of the building when viewed from public vantage points (see. Photos set out in the Appeal statement).

The combined effect of plot depth, open frontage and retained mature landscaping ensures

that the proposal does not result in harm to the visual amenities of the street scene. Instead, it will remain visually recessive and well-integrated within its surroundings.

DM5(iii): Contribution to Local Character and Distinctiveness

Policy DM5(iii) requires development to make a positive contribution to local character and sense of place.

The existing bungalow, in its current neglected condition, detracts from the visual quality of the street. The proposed development represents a clear enhancement, introducing a coherent and well-considered design that better reflects the scale and quality of surrounding properties while retaining a domestic and respectful appearance.

The revised roof design responds to the varied character of Gorse Avenue, where a mix of roof forms already exists. The barn-style hipped ends reflect local architectural cues and assist in integrating the development into the street scene. The proposal therefore represents a positive contribution to local character rather than an incongruous addition.

DM5(d): Design Guidance and Materials

Policy DM5(d) requires development to reflect government design guidance and local supplementary planning guidance.

The proposal accords with the Council's SPG 'Extending or Altering Your Home' by ensuring the extension remains proportionate to the host dwelling, using matching external materials, avoiding an overly dominant roof form, and retaining landscaping that contributes positively to visual amenity. The revisions made following pre-application advice demonstrate a clear and genuine effort to achieve a high-quality design outcome.

6. Residential Amenity

Careful consideration has been given to neighbouring residential amenity, particularly in relation to No.7 Gorse Avenue, which lies immediately to the north of the site.

Application AWDM/1091/25 was substantially rejected due to concerns over the impact on light levels and privacy related to number 7. This revised application addresses those concerns and takes on privacy input from the pre application submission by:

- Limiting the rear extension to a single storey, with a depth consistent with permitted development, ensuring the first-floor element does not project beyond the rear wall of No.7,
- Designing the roof to slope away from shared boundaries where possible, and
- Proposing obscure glazing to prevent overlooking.

The Drawing 'Potential Light Impact on neighbours' within the pre app pack demonstrates that light is not compromised for number 7.

The pre-application advice confirms that, subject to these measures, the proposal is likely to

be acceptable in residential amenity terms, representing a clear improvement over the previously refused scheme.

7. Trees and Landscaping

The Tree Preservation Order 1997 by WDC covering no.s 5, 7 and 9 Gorse Avenue list the following relevant TPOs:

- T1 a Tulip Tree on the South eastern edge of No. 5's frontage,
- T2 a Hawthorn (*Crataegus monogyna*) on the North-eastern part of the front garden of No. 5 Gorse Avenue and,
- T3 Hawthorn (*Crataegus monogyna*) in the Rear garden of No. 5 Gorse Avenue,

It has been established that T2 and T3 have not been in existence at the property for over ten years. Following discussions concerning AWDM/1525/25 consent under Worthing Tree Preservation Order No.37, it has been agreed with the Tree Preservation officer that the Hawthorn trees covered by T2 and T3 will both be replaced and sited in the rear garden to give them the best chance of survival and to mitigate risks in relation to the root system of T1. See document - Planting Plan T2 and T3.

8. Conclusion

The revised proposal has been carefully developed in direct response to pre-application advice and represents a significant improvement on the previously refused scheme. The development is acceptable in principle, has been reduced in scale and visual impact, protects neighbouring residential amenity, responds positively to the varied character of Gorse Avenue, retains and enhances important landscaping features, and complies with Policies SP1 and DM5 of the Worthing Local Plan and the NPPF.