

Planning Department
Worthing Town Hall
Chapel Road,
Worthing,
West Sussex,
BN11 1HA

19th November 2025

Dear Sir/Madam,

RE: HOUSEHOLDER PLANNING APPLICATION - EXTENSIONS AND ALTERATIONS TO EXISTING DWELLINGHOUSE TO CREATE 1.5 STOREY CHALET STYLE BUNGALOW AT 48 LIME TREE AVENUE, WORTHING, WEST SUSSEX, BN14 0DP

This planning statement is written by Lewis & Co Planning on behalf of Mike Donaldson in relation to a householder planning application at 48 Lime Tree Avenue, Worthing.

Planning permission is sought for extensions and alterations to existing dwellinghouse to create 1.5 storey chalet style bungalow. Full development description:

"Ground floor rear extension and reconfiguration of the existing bungalow, including roof alterations and extensions, to create a one-and-a-half-storey chalet-style dwelling with habitable accommodation within the roof."

This application has been developed following the refusal of an earlier scheme AWDM/0105/25, which was refused planning permission for *"Removal of roof and erection of additional floor to form a two-storey house with rear balcony and single storey side extension"*.

To support the applicant's growing family, more space is needed to accommodate the needs and functions of a larger family unit. The current space is not sufficient. The applicant has listened to the advice given by the Council on the recent refusal and trusts that this amended application addresses all concerns previously raised.

The following documents and drawings are submitted:

- Application Forms
- Cil Form 1
- 48 Lime Tree Avenue - A-E-101 - Existing ground floor plan
- 48 Lime Tree Avenue - A-E-102 - Existing elevations
- 48 Lime Tree Avenue - A-E-103 - Existing roof plan
- 48 Lime Tree Avenue - A-E-104 - 3D views
- 48 Lime Tree Avenue - A-E-105 - Existing sections a & b
- 48 Lime Tree Avenue - A-P-201 - Proposed Ground Floor Plan
- 48 Lime Tree Avenue - A-P-202 - Proposed First Floor Plan
- 48 Lime Tree Avenue - A-P-203 - Proposed Roof Plan
- 48 Lime Tree Avenue - A-P-204 - Proposed Elevations
- 48 Lime Tree Avenue - A-P-205 - 3D Views
- 48 Lime Tree Avenue - A-P-207 - Proposed Sections
- 48 Lime Tree Avenue - A-P-208 - Proposed Street View
- 48 Lime Tree Avenue - A-S-301 - Location Plan
- 48 Lime Tree Avenue - A-S-302 - Block Plan

The Site

The site comprises a detached bungalow occupying a prominent corner plot at the junction of Lime Tree Avenue and Cissbury Avenue. Owing to its corner position, the dwelling is orientated at an angle and presents a dual aspect to both frontages, with the principal elevation broadly addressing the junction. The building is set back from the highway, allowing for a modest front garden area and off-street parking accessed directly from Lime Tree Avenue.

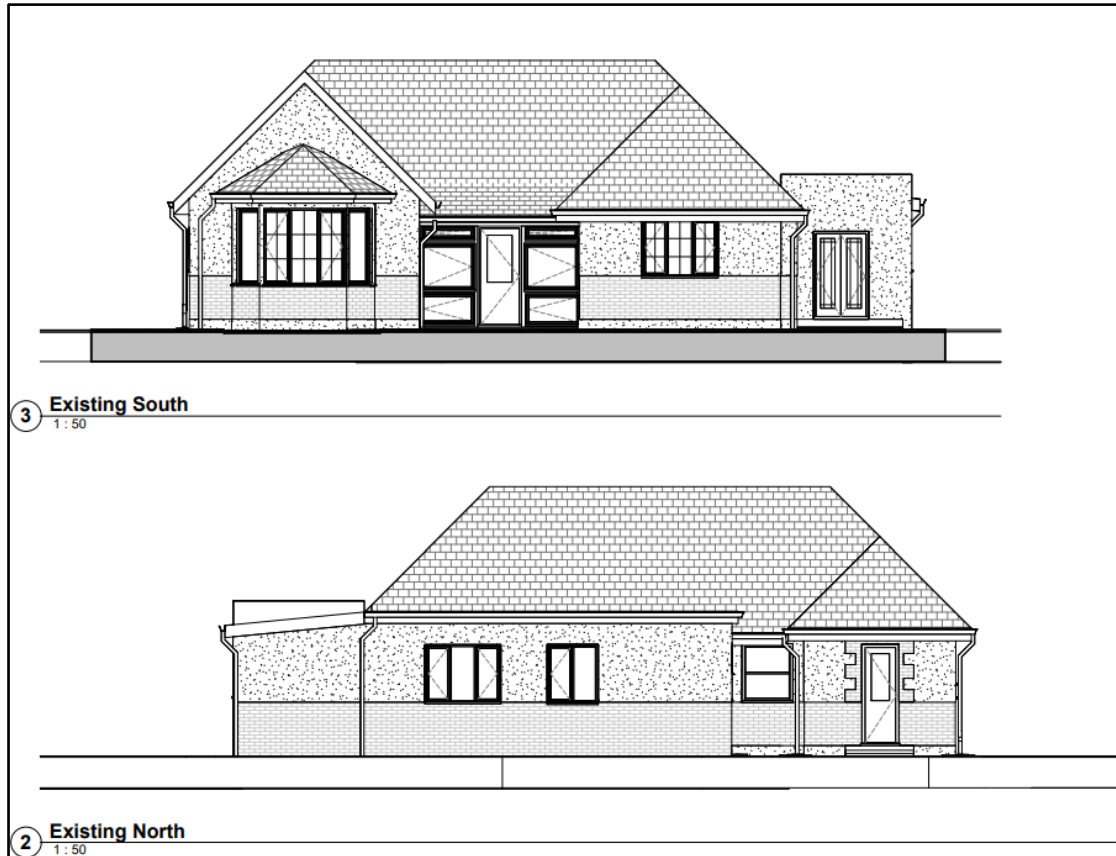


Google Street View Image

Along the Lime Tree Avenue boundary, the plot is defined by a low wall that maintains an open character to the streetscene. In contrast, the Cissbury Avenue boundary is enclosed by fencing of approximately 1.8 metres in height, providing greater privacy and screening. The overall enclosure treatment reflects the transitional nature of the corner location.

Architecturally, the bungalow displays a varied roofscape incorporating both hipped and gable elements, which are characteristic of mid-twentieth-century suburban development. Two forward-projecting elements break up the front elevation, one of which features a bay window under a tiled roof. To the side and

rear, a flat-roofed extension has been added, appearing as a later alteration to the original built form.



Existing North and South Elevations

The external appearance combines rendered wall surfaces with areas of brick detailing, contributing to a modest and traditional residential character. The immediate junction is defined by a mixture of building types, with the other three corner plots occupied respectively by a bungalow, a chalet bungalow and a two-storey dwelling. This varied built form results in a diverse yet coherent suburban townscape, within which the application property sits comfortably.

Planning History

A review of the planning history, as recorded on the Adur and Worthing online planning register, has been undertaken. The relevant application is summarised below.

Ref. No: AWDM/0105/25 Removal of the roof and erection of an additional floor to form a two-storey house with a rear balcony and a single-storey side extension. This application was refused on 19 March 2025.

This Planning Statement accompanies a new application that presents a revised and significantly amended design. The scheme has been carefully reworked to address the reasons for refusal cited within the decision on application AWDM/0105/25.

In the previous decision, the Council considered that the proposed extensions, including the new first floor and altered roof form, would result in a large and bulky development that would appear out of keeping with the existing dwelling and the character of the modest corner plot. It was concluded that the proposal would amount to a visually harmful overdevelopment, detracting from both the surrounding area and the wider street scene. This assessment drew conflict with Policy DM5 of the Worthing Local Plan 2023, the Supplementary Planning Guidance "Extending or Altering Your Home" and the design principles of the National Planning Policy Framework.

The Council also raised concerns in relation to residential amenity. It was judged that the scale, massing and proximity of the extensions to site boundaries would create an overbearing relationship with 50 Lime Tree Avenue and give rise to either actual or perceived overlooking. This was considered to result in an unacceptable impact on neighbouring amenity, contrary to Policy DM5 of the Worthing Local Plan, the Supplementary Planning Guidance "Extending or Altering Your Home" and the relevant amenity and design guidance within the National Planning Policy Framework.

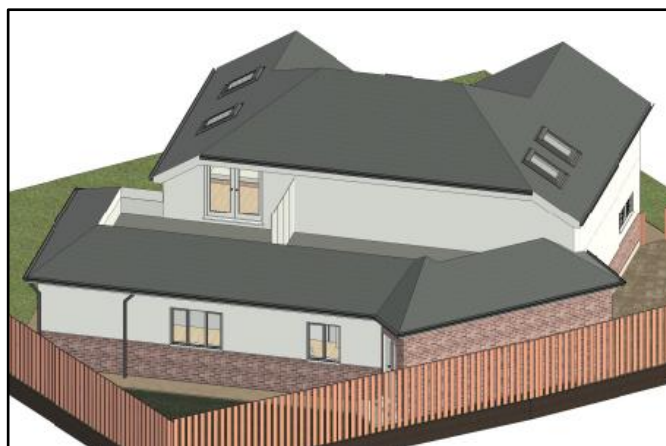
The design of this refused scheme is shown within the 3D render views below:



3D View 10 (front)



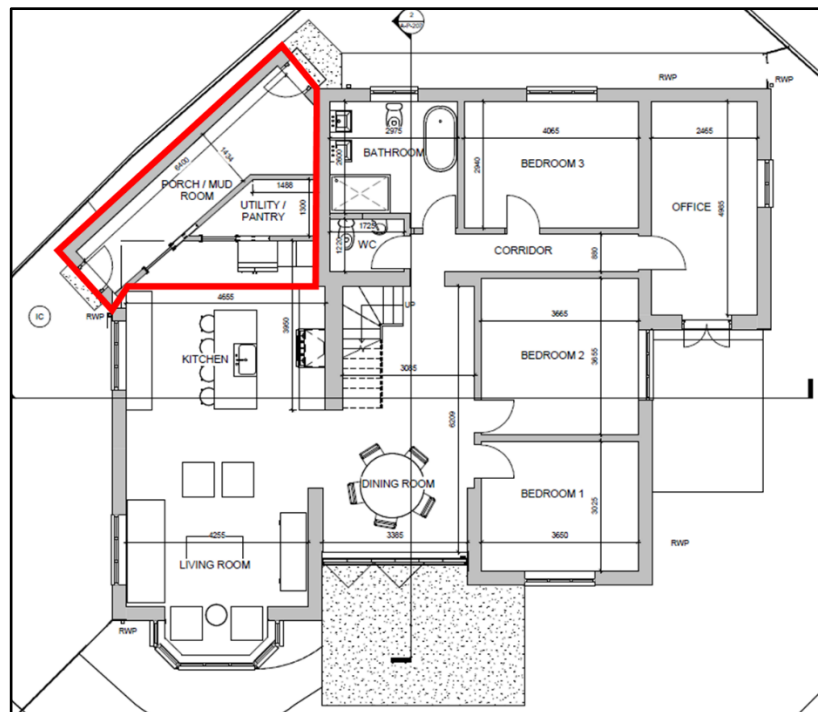
3D View 2 (top down)



3D View 3 (rear)

The Proposed Development

The proposal involves the comprehensive remodelling and enlargement of the existing detached bungalow to create a chalet-style dwelling. The scheme increases the overall building footprint by approximately 10.9% and replaces the original hipped roof with a new, larger roof structure designed to accommodate additional first-floor accommodation. As part of the works, the rear of the property is extended to infill the existing recessed section of the footprint, resulting in a uniform rear building line and additional internal floor space.



Rough indication of extended portion at ground level

The proposed external materials comprise brickwork at ground-floor level with rendered upper walls and a tiled roof, aligning with the material palette of the existing dwelling. The new roof incorporates three dormer windows positioned on side and front elevations to serve the first-floor rooms, along with several roof lights providing additional daylight and ventilation.

The principal elevation includes new folding doors forming the main access to the garden, the newly proposed main entrance is located to the side of the dwelling. Additional windows and doors are introduced across all elevations,

arranged as modern casement units, with dormers finished in matching tiles to integrate with the roof seamlessly.

Internally, the proposals reorganise and expand the existing layout to provide six bedrooms, WCs on both floors, an entrance porch and mudroom, a utility room, a pantry, and enlarged living, kitchen, dining and office areas. The internal accommodation spans both the extended ground floor and the newly created first floor, enabled by the replacement roof structure and rear infill extension.

Planning Policy

The relevant national and local planning policies and documents are set out below:

- National Planning Policy Framework (2024)
- National Planning Practice Guidance

Worthing Local Plan 2023 - 2020 - 2036 Adopted 28th March 2023

DM5 - quality of the built environment

The policy requires all new development, including extensions, to achieve high design quality and to respect the character of the site and surrounding area. Proposals must consider scale, form, height, materials, layout, massing, landscaping and their effect on the street scene. Development should enhance local distinctiveness, protect heritage assets, be accessible, adaptable and safe, and provide appropriate access, parking and connections for walking, cycling and public transport.

Schemes must avoid unacceptable impacts on neighbouring properties, including loss of privacy, daylight, outlook, excessive noise or harmful traffic effects. Natural features such as trees, landform and biodiversity should be protected and incorporated, supporting biodiversity net gain. Lighting should be efficient and minimised to prevent pollution. Residential annexes must remain ancillary to the main dwelling and be capable of reverting to that use when no longer required.

DM16 – Sustainable design

As the proposal relates to a householder application, the more detailed sustainability requirements within the policy do not apply. In this context, the scheme is expected simply to meet current Building Regulations in terms of energy efficiency and thermal performance, and to incorporate sensible measures to avoid overheating through appropriate ventilation and design. During construction, the development will follow the waste hierarchy by minimising waste and encouraging the recycling and re-use of materials where possible. No CO₂ reduction targets, EPC ratings or BREEAM standards are required for this type of application.

Planning Assessment

The main consideration of this application is design, visual impact, and residential amenity. The principle of development has been accepted already. Please see below statement from the planning officer in their officer's report.

"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."

Design and Visual Impact

The revised proposal has been fundamentally re-designed to address each element of concern identified in the previous refusal. The earlier scheme introduced a full additional storey which significantly increased the bulk and massing of the dwelling, and the Council considered this to result in an overdevelopment of the modest corner plot.

It was also concluded that the scale and form of that scheme did not respect the character of the existing bungalow or the surrounding pattern of development, which is predominantly single-storey. In redesigning the scheme, considerable care has been taken to ensure full compliance with Policy DM5, the Council's Supplementary Planning Guidance and the relevant provisions of the NPPF.

The new design now retains the single-storey character of the original bungalow and removes entirely the full first-floor elements that previously caused harm. By

significantly reducing the scale and massing, the revised proposal restores the original dwelling as the visually dominant element, in line with the expectations of the SPG, and ensures the extensions read as modest, proportionate additions. The bulk has been removed from the most prominent parts of the building, and the overall form is now low-profile and sympathetic to the established character of Lime Tree Avenue and Cissbury Drive.

These amendments address the Council's previous concern that the dwelling appeared squeezed into the plot and that the two-storey form would have disrupted the open character of the corner. The architectural approach has also been refined so that the materials, proportions and roofscape now respond positively to the prevailing townscape, thereby meeting the requirements of DM5 for development to respect and enhance local character, make a positive contribution to the street scene and achieve a high standard of design quality.



Newly proposed design

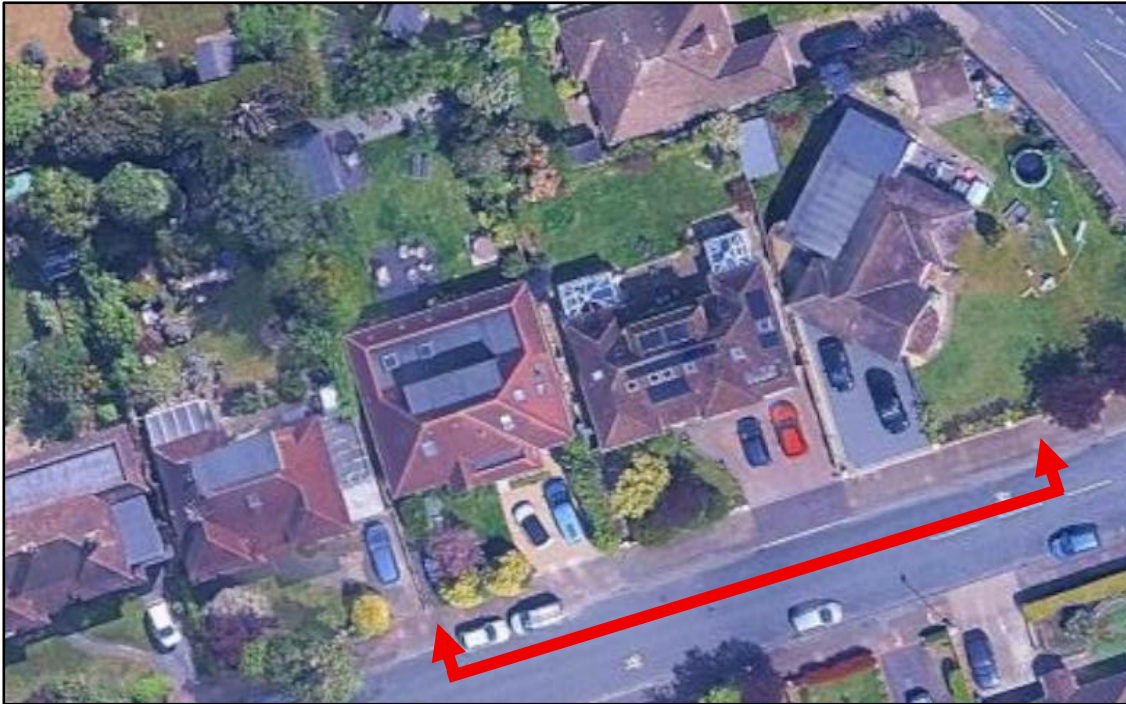


Refused design

The earlier reason for refusal also referred to visual intrusion and the development appearing unduly prominent from both street frontages. The removal of the upper-storey mass means the revised scheme no longer projects visually above neighbouring development, nor does it introduce a form or height that would alter the appearance of this part of the street scene. The scale is now entirely in keeping with the bungalows that define the area, and the proposal now sits comfortably within the plot without affecting the established pattern of development. Overall, the visual impact issues previously identified have been fully resolved.



Street Scene Elevation (proposed)



Street Scene Context Satellite Image

Residential amenity

The Council's previous concerns centred on the scale and height of the former two-storey design, the associated overbearing impact on No. 50 Lime Tree Avenue, the potential for loss of light to its rear-facing rooms and conservatory, and the perception of overlooking created by the first-floor windows and balcony. The revised scheme has been comprehensively redesigned to address each of these issues.

The most significant change is the removal of the full first floor and the associated balcony. Although the proposal now includes dormer windows and rooflights within the new roof structure, these elements have been very carefully arranged to ensure that they do not create any opportunity for actual or perceived overlooking. The dormers face either towards the street or the garden, and none face directly towards No. 50. The rooflights set into the elevation closest to the shared boundary are positioned well above eye level, meaning they admit light without enabling downward or outward views. As a result, the development no longer introduces any relationship that could compromise the privacy of the neighbouring occupier.

The height and mass of the building adjacent to No. 50 have also been significantly reduced. In place of the formerly tall two-storey elevation, the scheme now presents a single-storey form with a roof profile that deliberately slopes away from the neighbouring boundary. This pitched arrangement ensures that the lowest part of the roof sits at the point closest to No. 50, with the roof rising only as it moves further into the site. This design approach markedly reduces the perceived bulk, avoids a dominant or enclosing presence, and ensures that the extension reads as a typical single-storey addition when viewed from the neighbouring property.

The sloping roof form also prevents any unacceptable loss of light. With the ridge pulled back from the boundary and the eaves kept to a modest height, there is no realistic prospect of the development overshadowing the conservatory or rear-facing rooms of No. 50. The reduction in mass, combined with the way the roof recedes from the boundary, ensures that the proposal would not appear overbearing or visually intrusive.

Overall, the revised scheme has been developed to ensure full compliance with Policy DM5. The design now safeguards the privacy, daylight, outlook and general living conditions of the adjoining occupiers. By removing the previous first-floor elements, repositioning and reconfiguring the windows, reducing built form at the boundary and adopting a gentler roof profile that slopes away from No. 50, the proposal resolves the issues cited in the earlier refusal and results in a form of development that sits comfortably within its context while respecting neighbouring amenity.

Conclusion

In conclusion, the revised scheme represents a thoughtful and proportionate response to the concerns raised in the earlier refusal. The design has been fundamentally reshaped to produce a modest chalet-style bungalow that reflects the established character of the surrounding area and sits comfortably within what is a relatively constrained corner plot.

Through the removal of the previously bulky two-storey elements, together with the adoption of a lower roof profile and carefully positioned dormers and

rooflights, the proposed extension now integrates smoothly into the street scene. The form, scale and massing are fully aligned with Policy DM5 and the Council's design expectations.

The reconfiguration of the scheme also ensures that the amenity of neighbouring occupiers is properly safeguarded. The significant reduction in height, combined with a roof profile that slopes away from the shared boundary, removes any risk of overlooking or undue sense of enclosure.

Taken together, the amendments fully address the Council's earlier concerns while enabling the applicant to meet the genuine needs of their family. For these reasons, we respectfully invite the Council to grant permission for this balanced and policy-compliant proposal.

Yours sincerely,

Tobias Deacon BSc
Lewis and Co Planning Ltd
November 2025