

# DA Design.

## Design and Access Statement

incorporating

## Planning Statement

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

at

Willmar, Durrington Hill, Worthing, West Sussex, BN13 1PY

May 2026

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## 1. INTRODUCTION

- 1.1 This Design and Access Statement and Planning Statement has been prepared by DA Design in support of a householder application for planning permission for the remodelling and enlargement of Willmar, a detached bungalow situated at Durrington Hill, Worthing, BN13 2PY.

The application proposals comprise extensions to the north, east, south and west elevations; a new unified pitched roof with flat crown incorporating first floor accommodation; a detached garage; swimming pool; and associated landscaping and external alterations.

The application site is referenced on drawing 638.EP.01 – Existing and Proposed Site Plans, a Location Plan is provided on drawing 638.E.01 – Existing Ground Floor and Roof Plans.

This application follows two pre-application enquiries submitted to Adur and Worthing Councils in 2025 (references PREAPP/0038/25 and PREAPP/0106/25). The proposals presented in this application represent a fundamental reconception of the scheme, moving away from the additive approach of earlier iterations toward a holistic remodelling that establishes a coherent and unified architectural composition. The design evolution and the manner in which this application responds to the advice received through the pre-application process is set out in detail in Section 3 of this Statement.

## 2. SITE AND CONTEXT

### 2.1 The Application Site

Willmar is a detached mid-twentieth century bungalow occupying a prominent corner plot at the junction of Durrington Hill and Hammond Drive, Worthing. The plot extends to approximately 1,097 square metres, with the existing bungalow positioned toward the northeastern corner of the site.

The site is bounded to the west by Durrington Hill, to the south by Hammond Drive, to the north by the residential property known as Fryston, and to the east by No.1 Hammond Drive. The surrounding land slopes downward from north to south and from east to west, such that the application site sits in an elevated position relative to the adjacent road carriageway and pavement along Durrington Hill.

Vehicular access to the site is taken from Hammond Drive to the south of the site via a private driveway. Pedestrian access is also available via existing steps from Durrington Hill on the western boundary, though this is currently overgrown and inaccessible.

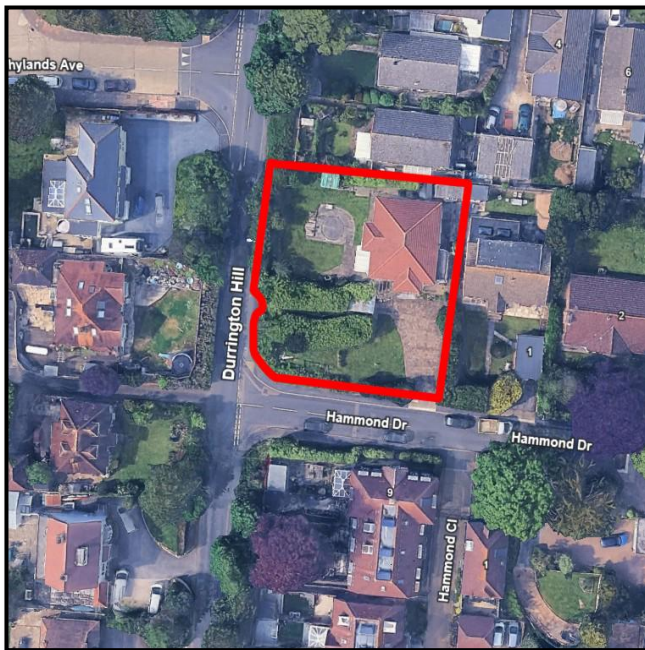


Fig 1. | Aerial View: Site Location (immediate context)

*Image Credit: Google Earth*

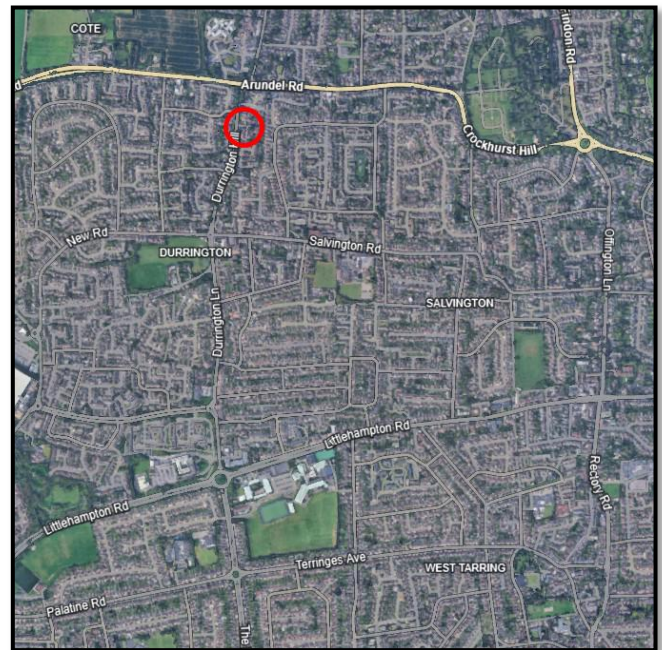


Fig 2. | Aerial View: Site Location (wider context)

*Image Credit: Google Earth*

### 2.2 The Existing Building

The existing bungalow is finished externally in rendered walls painted white, with interlocking red concrete tiles to a relatively shallow pitched roof at approximately 24 degrees. A smaller flat-roofed extension in felt finish exists to one side. Existing doors, windows and a conservatory are finished in white uPVC.

The property has an unusual planning history. Records indicate it originally featured a flat roof, which was replaced with a hipped pitched roof in the late 1980s, accounting for its slightly elevated eaves height relative to a standard bungalow profile. More recently, the entire roof structure required replacement following a fire at the property. A planning permission granted in 2017 (ref: AWD/0805/17) authorised the necessary remedial works; a condition of that consent removed the property's Permitted Development entitlements for roof enlargements under Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015.

An earlier application in 2009 (ref: 08/0419/FULL) for the demolition of the bungalow and construction of a terrace of five dwellings was refused. The current proposals therefore continue the established principle of retention and enhancement of the existing dwelling.

Drawings of the existing arrangement are included in the submission package:



- 638.EP.01 Existing and Proposed Site Plans
- 638.E.01 Existing Ground Floor and Roof Plans
- 638.E.20 Existing North and East Elevations
- 638.E.21 Existing South and West Elevations

## 2.3 Designations and Policy Context

The property is not listed, locally listed, or situated within a designated Conservation Area. However, Durrington Hill is identified in the Worthing Local Plan as an Environmental Area of Special Character (EASC). As confirmed through the pre-application process, this designation principally relates to the semi-rural character of the road and the strong sense of enclosure derived from its relatively narrow width and vegetated embankments on either side.

A Tree Preservation Order (TPO No.1 of 1975) is recorded as extending along the western perimeter of the site, relating to a group of elm trees. It is understood these trees are no longer in existence, likely as a consequence of Dutch elm disease. The proposed works do not affect the western boundary in any manner that engages the TPO.

The relevant policy framework – including Local Plan Policies DM5 and DM24, and the Council's Supplementary Planning Guidance – is addressed in Section 7 of this Statement.

## 2.4 Character of the Surrounding Area

Properties along Durrington Hill and its immediate environs are varied in age, scale and form, reflecting the organic development of the area over the course of the twentieth century. External materials in the vicinity include render, brickwork, tile hanging and timber cladding, with pitched roofs predominantly finished in tiles or slates.

Ridge heights across the immediate context vary considerably, in part owing to the topography of Durrington Hill which falls from north to south. Evidence from the topographic survey undertaken in connection with this application confirms the following ridge and apex heights for properties in the vicinity:

| Property                       | Ridge / Apex Height (AOD) | Relationship to Proposal                    |
|--------------------------------|---------------------------|---------------------------------------------|
| Brandfold, Durrington Hill     | 40.892m                   | 1.6m taller than proposal                   |
| Ashurst, Durrington Hill       | 39.030m                   | Broadly comparable to proposal              |
| Briar Cottage, Durrington Hill | 38.057m                   | Lower than proposal                         |
| Elmcroft, Durrington Hill      | 39.785m                   | Taller, but approximately 50m further south |
| 9 Hammond Close                | 39.216m                   | Broadly comparable to proposal              |
| Willmar – As Existing          | 38.834m                   | -                                           |
| Willmar – As Proposed          | 39.28m                    | -                                           |
| Willmar – Garage As Proposed   | 37.183m                   | Subordinate to main building                |

This data demonstrates that the proposed ridge height of 39.28m AOD is not an outlier within the surrounding context. Notably, the property directly opposite the site on Durrington Hill – Brandfold – has an existing ridge height some 1.6 metres greater than that proposed, despite sitting on land at a slightly lower level. The variety of ridge heights in the area reflects the genuinely mixed character of Durrington Hill, and confirms that the proposed development does not constitute an incongruous or dominant addition in height terms. The proposed garage, at an apex height of 37.183m AOD, sits in a clearly subordinate position relative to both the proposed dwelling and the surrounding properties.

## 2.5 Photographs From Site

(see overleaf)



Fig 3. | Looking southwest from Whylands Avenue

*Image Credit: DA Design*



Fig 4. | Looking northeast from Durrington Hill

*Image Credit: DA Design*



Fig 5 | Brandfold, Durrington Hill

*Image Credit: DA Design*



Fig 6. | Briar Cottage (right) and Elmcroft (left), Durrington Hill

*Image Credit: DA Design*



Fig 7. | 19 Hammond Close

*Image Credit: DA Design*



Fig 8. | Briar Cottage (left), Ashurst (centre), Brandfold (right)

*Image Credit: Google Earth (2024)*



### 3. PRE-APPLICATION HISTORY AND DESIGN EVOLUTION

#### 3.1 Overview

Prior to this application, two pre-application enquiries were submitted to Adur and Worthing Councils in 2025, both handled by Principal Planning Officer Jo Morin. The proposals presented in this application have been developed by DA Design following a thorough review of the pre-application correspondence and a fundamental reconsideration of the design approach. This section sets out the history of those enquiries and explains how the current proposals have been shaped by that process.

#### 3.2 Pre-Application Enquiry 1 (PREAPP/0038/25 – April 2025)

The first pre-application enquiry was submitted in February 2025 and accompanied by Design and Access Statement ref 188.DAS.01. The proposals at that stage comprised a substantial package of works including an L-shaped single storey extension to the west side of the bungalow, a further single storey extension to the east, hip-to-gable roof extensions to the north and south roof slopes, a flat-roofed box dormer with first floor roof terrace to the west elevation, a detached double garage with gabled roof to the south of the site, a new electronic gate, and a swimming pool. External materials were principally black horizontal weatherboarding above face brickwork. The proposals would have increased the Gross Internal Area of the dwelling from 122.9 square metres to 330.0 square metres, representing an increase of approximately 168%.

The officer's response, dated 14th April 2025, raised significant concerns. In summary, the officer considered the cumulative amount of development to be over-ambitious, resulting in what was described as an incoherent assortment of additions and alterations that would visually dominate and overwhelm the character and appearance of the existing bungalow.

Specific concerns included the unsympathetic scale and massing of the ground floor extensions; the large box dormer, with only modest pitched roof dormers considered supportable; the extensive use of black weatherboarding, which was considered to accentuate rather than resolve concerns about the scheme's appearance; the scale and positioning of the detached garage; and the overall failure of the proposals to respect the locally distinctive character of the Durrington Hill Environmental Area of Special Character.

The officer suggested that an alternative approach – a more holistic remodelling of the existing dwelling to achieve a cohesive architectural composition – may be more appropriate.

#### 3.3 Pre-Application Enquiry 2 (PREAPP/O106/25 – October 2025)

A revised scheme was prepared in response to the first pre-application response and submitted as Design and Access Statement ref 188.DAS.02 in August 2025. The revisions included a reduction in the depth of the west-facing extension by 2.5 metres; a redesigned dormer featuring pitched roof eaves and a central valley in place of the original box form; a change of external cladding material from black fibre-cement weatherboarding to naturally finished waney edge timber boarding with brick detailing; a new dual-pitched porch roof; and a change to the garage roof from a gabled to a hipped form.

The officer's response, dated 30th October 2025, confirmed that whilst the revisions were noted, they were considered relatively minor in nature and had not addressed the fundamental concern regarding the overall quantum of development. The officer reiterated that the cumulative size, scale, massing and materiality of the proposals remained unsympathetic to the host dwelling and harmful to the character of Durrington Hill. The large west-facing dormer remained a particular concern, as did the garage, the roof terrace, and the overall visual incoherence of the extended building. The officer again recommended a holistic remodelling approach as the appropriate way forward.

#### 3.4 DA Design's Approach – A Fundamental Reconception

On appointment, DA Design undertook a thorough review of the pre-application history and concluded that the officer's core criticism – that the scheme lacked architectural coherence – could not be resolved through further incremental amendment of the inherited proposals. A fundamentally different design philosophy was required.

The central organising principle of the revised scheme is the creation of a single, unified architectural composition that encompasses the existing bungalow and all proposed extensions beneath one coherent roof form. Rather than reading as a series of additions applied to a host dwelling, the remodelled Willmar is conceived as a complete building, resolved in its entirety.

The key architectural device that achieves this is a new pitched roof with a flat crown running continuously around the full perimeter of the building. This roof form unifies the existing structure and all new extensions beneath a single legible profile, eliminating the visual tension between old and new that characterised the earlier schemes. The only exception is the western single storey element, which is expressed with a reduced eaves and roof height, providing an appropriate transition at the boundary with the open garden and reinforcing the hierarchy of the composition.



The material palette has been similarly resolved to reinforce coherence. Facing brickwork is proposed to a corbelled string course detail at a consistent datum around the building, with smooth render above. Roof tiles in red concrete interlocking tile match the character of the existing dwelling and the wider material vernacular of Durrington Hill. The result is a palette that is grounded, considered and directly responsive to both the host building and its context within the Environmental Area of Special Character.

The large west-facing dormer that featured in both previous iterations has been entirely removed. First floor accommodation is now achieved through the new unified roof form, which generates usable internal volume without the need for prominent dormer additions.

The first-floor roof terrace has been retained but fundamentally reconceived. Rather than a projecting feature that accentuated the visual separation between the extensions and the host dwelling, it is now provided as a recessed bird's nest terrace set within the roof form, visually contained and subordinate to the overall composition.

It is considered that the current proposals directly and comprehensively address the officer's advice following both pre-application enquiries, and in particular the recommendation to pursue a holistic remodelling approach. The scheme that has resulted is architecturally cohesive, contextually grounded, and sensitive to the character and appearance of the Durrington Hill Environmental Area of Special Character.



## 4. THE PROPOSED SCHEME

4.1 The proposed scheme is illustrated in full across the following drawings, which form part of this application and should be read in conjunction with this Statement:

- 638.EP.01 Existing and Proposed Site Plans
- 638.P.01 Proposed Ground Floor Plan
- 638.P.02 Proposed First Floor Plan
- 638.P.03 Proposed Roof Plan
- 638.P.20 Proposed North and East Elevations
- 638.P.21 Proposed South and West Elevations
- 638.P.30 Proposed Garage

The design, scale, massing and material treatment of the proposals can be fully assessed by reference to these drawings. The following sections of this Statement should be read alongside them.

### 4.2 Amount

The proposed works will increase the Gross Internal Area of the dwelling from 122.9 square metres to 357.9 square metres, comprising 236.9 square metres at ground floor level and 121.0 square metres at first floor level. This represents an increase of 235.0 square metres, or approximately 191% over the existing floor area. The detached garage provides a further 44.6 square metres of ancillary accommodation and is considered separately from the residential GIA figures above.

Whilst the quantum of development is substantial, it is commensurate with the generous size of the plot at 1,097 square metres, and reflects the applicant's aspiration to create a family home that makes full and appropriate use of the site. As set out in Section 2.4, the proposed ridge height of 39.28m AOD is consistent with and in several cases lower than the ridge heights of surrounding properties, confirming that the scale of the proposals does not result in a building that is dominant or incongruous within the wider street context.

### 4.3 Layout

The proposed layout extends the existing bungalow on all four sides, with the existing building forming the heart of the new composition. Extensions to the north and east provide additional ground floor accommodation whilst respecting the relationship with the neighbouring properties at Fryston and No.1 Hammond Drive respectively. The western extension provides generous open plan living, kitchen and dining accommodation at ground floor level, taking advantage of the site's orientation and relationship with the private garden beyond. A new porch extension is proposed to the south elevation, providing a covered entrance that addresses Hammond Drive.

The first floor accommodation is accessed internally and is contained entirely within the new unified roof form, removing the need for large or prominent dormer additions to the roofline.

The detached garage is sited to the south of the existing building, positioned in relationship to the building line established along Durrington Hill. The swimming pool is located to the west of the proposed extensions, orientated on a north-south axis to take advantage of the site's topography and maximise solar gain.

Full details of the proposed layout are shown on Drawings 638.EP.01 - Existing and Proposed Site Plans, 638.P.01 - Proposed Ground Floor Plan, 638.P.02 - Proposed First Floor Plan, and 638.P.03 - Proposed Roof Plan.

### 4.4 Scale and Massing

The defining characteristic of the proposed scheme in terms of scale and massing is the new unified roof form that covers the remodelled dwelling in its entirety, with the exception of the western single storey element. This roof form – a pitched roof rising to a flat crown at its centre – runs continuously around the full perimeter of the building, binding the existing structure and all new extensions into a single coherent composition.

This approach directly addresses the officer's consistent concern across both pre-application responses that the earlier proposals resulted in a visually incoherent assembly of additions that dominated and overwhelmed the host dwelling. By resolving the entire building beneath one roof, there is no longer a legible hierarchy of host dwelling and extensions. The building reads as a unified whole.

The flat crown to the roof form is a considered architectural device that moderates the overall ridge height whilst generating substantial usable volume at first floor level. It is noted that this roof form – a pitched roof terminating in a flat crown – is not an uncommon characteristic of properties within the immediate and wider area, and as such the proposed form sits comfortably within the established roofscape of Durrington Hill and surrounding roads. The flat crown avoids the need for large dormers projecting from the roofline, which were identified as a particular concern in the pre-application responses, whilst achieving the accommodation the

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applicant requires. The proposed ridge height of 39.28m AOD has been carefully considered in the context of surrounding properties and is demonstrated in Section 2.4 to be unexceptional within the immediate street context.

The western single storey element is expressed with a reduced eaves and roof height, providing an appropriate transition between the main body of the building and the garden beyond. This reduction in height serves a dual purpose. It ensures the building does not present an unduly prominent or bulky profile when viewed from the west along Durrington Hill, and it materially reduces the potential for any impact on the residential amenity of the occupiers of Fryston to the north, by ensuring the mass of the building steps down in proximity to the shared boundary rather than maintaining a uniform height across the full extent of the northwestern elevation.

The northwestern extension, in proximity to the shared boundary with Fryston, has been carefully considered in terms of its relationship with the adjoining property. The proposed eaves height on the northern elevation matches that of Fryston, ensuring a complementary rather than dominant relationship between the two buildings. The proposed development maintains a setback of approximately 1.6m from the shared northern boundary, resulting in a separation distance of approximately 3.6m between the two buildings. The elevation of Fryston facing the application site serves a utility function rather than providing primary outlook. On this basis it is not considered that the proposed development would result in material harm to the residential amenity of the occupiers of Fryston in terms of outlook or daylight. The proposed development has also been assessed against the 45-degree line of sight test, measured from the ground floor level of Fryston's southern elevation wall, and does not breach this threshold.

#### 4.5 Appearance and Materials

The material palette of the proposed scheme has been developed to achieve a coherent and contextually appropriate appearance that responds directly to both the character of the existing dwelling and the wider vernacular of the Durrington Hill Environmental Area of Special Character.

Facing brickwork is proposed to all elevations of both the main dwelling and the detached garage, up to a corbelled string course detail, providing a robust and grounded base. Above the string course, smooth render is proposed to the main dwelling, finished to complement the existing white rendered walls of the bungalow. New roof slopes are finished in red concrete interlocking tiles to match the existing roof, ensuring continuity between the existing and proposed elements of the building and reinforcing the coherence of the overall composition. The detached garage is finished entirely in facing brickwork with a pitched roof in matching red concrete interlocking tiles, ensuring it reads as a considered and complementary element of the wider ensemble.

This palette – brick, render and red tile – is deliberately restrained and traditional in character. It avoids the use of contemporary cladding materials that were considered unsympathetic in the pre-application responses and instead draws directly from the material language of the existing building and its context. The result is a scheme that, whilst representing a significant enhancement of the existing dwelling, reads as a natural and considered evolution of it rather than an imposition upon it.

Fenestration is proposed in a consistent style throughout, with new windows and doors selected to complement the architectural character of the remodelled building.

#### 4.6 The Roof Terrace

A first-floor roof terrace is retained within the proposals, accessed from the first-floor accommodation within the new roof form. The terrace is conceived as a recessed bird's nest arrangement, set within and contained by the roof form rather than projecting beyond it. This approach ensures the terrace does not read as a prominent or uncharacteristic addition to the roofline, addressing the officer's concern in the second pre-application response that the previously proposed roof terrace accentuated the poor visual relationship of the extensions to the host dwelling. In its current form the terrace is a subordinate and visually contained element of the overall composition.

#### 4.7 The Detached Garage

The proposed detached garage is sited to the south of the existing building, providing 44.6 square metres of ancillary accommodation. The garage is finished entirely in facing brickwork with a pitched roof in matching red concrete interlocking tiles, ensuring it reads as part of the same architectural ensemble as the remodelled dwelling. At an apex height of 37.183m AOD, the garage sits approximately 2.1 metres below the proposed dwelling ridge, clearly demonstrating its subordinate visual relationship to the main building.

The positioning of the garage has been carefully considered in relation to the building line established along Durrington Hill and the junction with Hammond Drive. Whilst the garage will be visible within the street scene, its visibility from Durrington Hill is limited and oblique by virtue of the road geometry and junction arrangement, with the structure reading more as part of the Hammond Drive frontage than as a feature of the Durrington Hill streetscape. A precedent for a detached garage structure in a forward position relative to the main dwelling exists at the neighbouring property No.1 Hammond Drive.

The height of the garage has been moderated in relation to the remodelled dwelling, ensuring a proportionate and considered visual relationship between the two structures. Full details of the garage design are shown on Drawing 638.P.30 - Proposed Garage. It is



considered that the design of the garage, its apex height, and its architectural relationship with the main dwelling represents a material improvement over the garage proposals considered at pre-application stage.

#### 4.8 The Swimming Pool

A swimming pool is proposed to the west of the new extensions, orientated on a north-south axis in a position that works with the natural topography of the site. The site slopes downward from north to south, and the pool has been designed to respond to this level change: the northern edge of the pool sits at broadly the same level as the adjacent finished floor level of the western extension, whilst the southern end sits at approximately 700mm above the natural ground level at that point. The pool therefore functions as a landscape feature that works with the topography of the site rather than against it, requiring only limited excavation.

The pool is an entirely domestic feature in keeping with the scale and nature of the application site and the proposed dwelling. It is located entirely within the private curtilage of the site and will not be visible from any publicly accessible vantage point, including Durrington Hill and Hammond Drive, by virtue of the proposed building, boundary enclosure and existing and proposed planting. It is envisaged that pool filtration and heating plant will be housed within a dedicated area of the garage, minimising any external plant requirements. Should the Local Planning Authority require further technical details in respect of the pool, it is considered that such matters can appropriately be secured and discharged by way of planning condition.

#### 4.9 Landscaping and Boundary Treatment

The existing planting along the western boundary of the site is retained in full and forms an important element of the proposals. This planting provides natural screening that reinforces the strong sense of enclosure that characterises Durrington Hill and contributes to its designation as an Environmental Area of Special Character.

A number of dense shrubs currently located within the central part of the site are proposed to be removed as part of the works. Whilst these contribute some green mass to the site, they render large areas of the garden unusable in its current form and their removal is necessary to deliver the proposed works and create functional external amenity space for the occupants. It is noted that this existing planting, which is dominated by cherry laurel and associated species, could be removed without the need for planning consent whether or not the proposed extensions are carried out.

In their place, it is intended to provide new mixed species hedge, shrub and tree planting to the southern and southwestern boundaries. A number of new conifers have already been established in this location by the applicants, demonstrating a proactive commitment to boundary screening. It is envisaged that this planting will be supplemented with additional species to create a more varied and ecologically beneficial boundary treatment. The aim is for the new planting, at maturity, to achieve a screening height broadly comparable to that of the existing central hedging it replaces, ensuring continuity of the green and semi-rural character of the site as experienced from Durrington Hill and Hammond Drive.



## **5. ACCESS**

### 5.1 Vehicular Access

Vehicular access to the site is taken from Hammond Drive via an existing private driveway. This arrangement is unchanged by the proposals. The driveway provides adequate space for the parking and manoeuvring of vehicles within the site curtilage, and the proposals do not result in any reduction in on-site parking provision.

### 5.2 Pedestrian Access

The principal pedestrian access to the dwelling is via steps from Hammond Drive, reflecting the elevated nature of the site relative to the adjacent road level. In addition, there is a secondary pedestrian access point on the western boundary of the site via existing steps from Durrington Hill. This access features masonry piers and a lockable gate, maintaining a connection between the site and Durrington Hill that has been lost over time as the vehicular access became more used.

### 5.3 Accessibility

Whilst the topography of the site necessitates stepped access at the principal entrance from Hammond Drive, the proposals incorporate a dedicated accessible approach via a new ramp on the eastern side of the building. The ramp provides step-free access leading directly into the boot room, which in turn connects to the ground floor accommodation. Flush thresholds are provided throughout, ensuring that once within the building all ground floor spaces are accessible to all users without the need to negotiate level changes.



## 6. SUSTAINABILITY

### 6.1 Approach to Sustainable Design

The proposed development has been designed with sustainability as a core consideration, reflecting both the requirements of Local Plan Policy DM16 and the broader objectives of the National Planning Policy Framework in respect of climate change and the transition to a low carbon future. The applicant is committed to incorporating renewable energy technologies and sustainable design measures into the remodelled dwelling, and the proposals have been developed with sufficient flexibility to accommodate a range of low carbon systems as the detailed design is progressed.

### 6.2 Renewable Energy

Space has been allocated on the flat crown of the proposed roof form for the installation of photovoltaic solar panels. The central flat roof area provides an ideal platform for solar generation, offering an unobstructed orientation and a location that is not visible from the principal public vantage points of Durrington Hill or Hammond Drive, ensuring that the installation does not detract from the appearance of the remodelled dwelling or the character of the Environmental Area of Special Character.

In addition to photovoltaic provision, it is envisaged that the proposed development will incorporate an Air Source Heat Pump or equivalent low carbon heating technology to serve the space heating and hot water requirements of the remodelled dwelling. The precise technology and specification will be determined as the detailed design is progressed and will be selected to optimise energy performance in the context of the building's form, fabric and orientation. It is envisaged that associated plant will be located discreetly within the site.

### 6.3 Building Fabric

The proposed remodelling presents an opportunity to significantly improve the thermal performance of the existing building fabric. The new extensions will be designed and constructed to current Building Regulations standards as a minimum, incorporating high levels of insulation and airtightness to reduce heat loss and minimise energy demand. Where opportunities arise to improve the performance of the retained elements of the existing dwelling, these will be taken as part of the works.

### 6.4 Summary

The proposed development demonstrates a genuine commitment to sustainable design and the integration of renewable energy technologies. The allocation of roof space for photovoltaic panels, the envisaged incorporation of low carbon heating technology, and the improvement of building fabric performance collectively represent a meaningful step toward a low carbon home. The proposals are consistent with the objectives of Local Plan Policy DM16 and the climate change aims of the National Planning Policy Framework. Further details of the proposed renewable energy and sustainability measures can be provided and agreed with the Local Planning Authority as the detailed design is finalised, and relevant matters can be secured by way of planning condition as appropriate.



## **7. PLANNING POLICY**

### **7.1 The Development Plan**

The statutory development plan for Worthing comprises the Worthing Local Plan 2020-2036, adopted by Worthing Borough Council on 28th March 2023. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning applications must be determined in accordance with the development plan unless material considerations indicate otherwise. The National Planning Policy Framework (NPPF) is a material consideration of significant weight in the determination of all planning applications.

### **7.2 National Planning Policy Framework**

The NPPF sets out the government's planning policies for England and how these are expected to be applied. It promotes sustainable development as a core objective of the planning system, encompassing social, economic and environmental dimensions.

In terms of design, the NPPF is unequivocal in its requirements. Chapter 12 – Achieving Well-Designed and Beautiful Places – establishes that good design is a key aspect of sustainable development, and that planning policies and decisions should ensure that developments will function well and add to the overall quality of the area over the lifetime of the development. The NPPF requires that developments respond to local character and history, reflect the identity of local surroundings and materials, and are visually attractive as a result of good architecture, layout and effective landscaping.

Paragraph 135 of the NPPF sets out the criteria against which the design quality of development should be assessed. These include that development should be visually attractive, be sympathetic to local character and history including the surrounding built environment and landscape setting, establish or maintain a strong sense of place, optimise the potential of the site, and create places that are safe, inclusive and accessible. Paragraph 138 further states that development that is not well designed should be refused, and that great weight should be given to outstanding or innovative designs which promote high levels of sustainability or help raise the standard of design more generally in an area.

The proposed development accords with the aims and objectives of the NPPF. The proposals represent a carefully considered, architecturally coherent remodelling that responds directly to the character of the host dwelling, the wider Durrington Hill streetscape, and the semi-rural character of the Environmental Area of Special Character. The design approach adopted – a unified roof form and restrained material palette – demonstrates exactly the kind of thoughtful, contextually grounded design that the NPPF promotes. The proposals are visually attractive, sympathetic to their setting, and will make a positive contribution to the character and appearance of the area.

### **7.3 Worthing Local Plan – Policy SPI: Presumption in Favour of Sustainable Development**

Policy SPI of the Worthing Local Plan establishes the presumption in favour of sustainable development, consistent with the NPPF. It states that when considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development. Applications that accord with the development plan will be approved without delay.

The proposed development constitutes sustainable development. It enhances an existing family dwelling on an established residential site within the built-up area, makes efficient use of an existing plot without encroachment on undeveloped land, and is designed to a high standard that respects and reinforces the character of the area. It is considered that the proposals accord with Policy SPI.

### **7.4 Worthing Local Plan – Policy DM5: Quality of the Built Environment**

Policy DM5 is the primary design policy of the Worthing Local Plan and is the policy most directly engaged by these proposals. It requires all new development, including extensions and alterations, to be of high architectural and design quality and to respect and enhance the character of the site and the prevailing character of the area. The policy requires consideration of scale, siting, layout, height, form, massing, design, proportions and materials, and requires that all development should enhance the local environment by way of its appearance and character and make a positive contribution to the sense of place, local character and distinctiveness of an area.

The proposed development complies fully with Policy DM5. The design has been developed through an extensive pre-application process and represents a fundamental reconception of earlier schemes in direct response to officer advice. The resulting proposal achieves a level of architectural coherence that was not present in the inherited scheme, through the unifying device of a single continuous roof form and a restrained, contextually appropriate material palette of brick, render and red tile.

The scale, massing and height of the proposals have been carefully modulated to respond to the site and its context. As demonstrated by the ridge height data presented in Section 2.4, the proposed dwelling ridge of 39.28m AOD is not excessive relative to surrounding properties, sitting below the property directly opposite on Durrington Hill and broadly consistent with comparable properties in the area. The proposed garage, at an apex height of 37.183m AOD, sits in a clearly subordinate position approximately 2.1 metres below the proposed dwelling ridge and below all comparable properties in the contextual survey. The eaves height on the northern elevation has



been matched to that of the adjoining property, Fryston, and the western single storey element is expressed at a reduced height to provide an appropriate transition and mitigate any potential impact on the northern boundary. The proposals comply with all material aspects of Policy DM5.

#### 7.5 Worthing Local Plan – Policy DM24: The Historic Environment and Environmental Area of Special Character

Policy DM24 addresses Worthing's designated heritage assets and environmental designations. In respect of Environmental Areas of Special Character, Policy DM24 states that the EASC designation will be a material consideration in deciding applications and that development proposals should respect and positively contribute to the essential character of such areas.

As confirmed through the pre-application process, the essential character of the Durrington Hill EASC relates principally to its semi-rural character and strong sense of enclosure derived from its relatively narrow width and vegetated embankments on either side. The modest presence of the existing bungalow within its plot, set back from both roads and largely screened by planting, contributes to this character.

The proposed development has been designed with the character of the EASC at its heart. The material palette – brick, render and red tile – is traditional in character and directly references the existing building and the wider material vernacular of the area. The proposed boundary planting strategy retains the existing western boundary planting, and it is intended to supplement and enhance the southern and southwestern boundary treatment with new mixed species planting designed to achieve screening of comparable height to the existing boundary hedging it replaces, ensuring continuity of the green and semi-rural character of the site as experienced from the public realm. The flat crown roof form is not an uncommon characteristic of properties in the immediate and wider area, and the proposed ridge height is demonstrably lower than the property directly opposite on Durrington Hill. The proposals are considered to respect and positively contribute to the essential character of the Durrington Hill Environmental Area of Special Character in accordance with Policy DM24.

#### 7.6 Worthing Local Plan – Policy DM16: Sustainable Design

Policy DM16 requires all development to demonstrate a commitment to sustainable design principles, including the efficient use of resources, the incorporation of renewable energy technologies where appropriate, and the minimisation of environmental impact.

As set out in Section 6 of this Statement, the proposed scheme incorporates a dedicated area of the flat roof crown for photovoltaic solar panels, and it is envisaged that an Air Source Heat Pump or equivalent low carbon heating technology will be incorporated to serve the dwelling's space heating and hot water requirements. The new extensions will be constructed to current Building Regulations standards as a minimum, delivering high levels of insulation and airtightness. Pool filtration and heating plant is envisaged to be housed within the detached garage, minimising external plant. The proposals are consistent with Policy DM16.

#### 7.7 Worthing Local Plan – Policy DM18: Biodiversity

Policy DM18 requires development proposals to conserve and enhance the network of habitats and species, and to achieve biodiversity net gain wherever possible.

The proposed landscaping strategy has been designed with biodiversity in mind. The existing cherry laurel-dominant boundary hedging, whilst providing an element of screening, represents a relatively low-value monoculture that suppresses the growth of other species within and around it. Its replacement with a mixed species hedge, shrub and tree scheme to the southern and southwestern boundaries will provide a more varied and ecologically beneficial boundary treatment, representing a positive outcome for biodiversity on the site. The retention of existing western boundary planting further supports habitat continuity. The proposed planting scheme, including species selection, will be designed to achieve a positive contribution to biodiversity in accordance with Policy DM18. These details can appropriately be secured by way of planning condition.

#### 7.8 Development Management Standard No.2: Extensions and Alterations to Dwellings

The Council's Development Management Standard No.2 – Extensions and Alterations to Dwellings – provides detailed guidance on the assessment of householder extensions. Whilst this document predates the adopted Worthing Local Plan 2023, it continues to be a material consideration in the determination of householder applications and has been referenced as relevant guidance by the Council's officers through the pre-application process.

The Standard sets out key principles including that extensions should be in keeping with the appearance, scale, design and character of both the existing dwelling and the street scene; that external materials should match those of the existing dwelling; and that detached garages, where visible from the public highway, should reflect the style and character of the dwelling.

The proposed development complies with the principles of Development Management Standard No.2. The unified architectural approach – wrapping the existing and new elements beneath a single coherent roof form in a consistent material palette – ensures the remodelled dwelling reads as a single, resolved composition rather than a dwelling with extensions attached. The detached



garage is finished in materials that match those of the main dwelling and is subordinate in scale to the main building. The proposals are considered to comply with the guidance set out in the Standard.

#### 7.9 Planning Balance and Consideration

Having regard to the policies and guidance set out above, it is considered that the proposed development accords with the development plan for Worthing, taken as a whole, and with the aims and objectives of the National Planning Policy Framework.

The proposals represent the outcome of an extensive design process informed by two rounds of pre-application engagement with the Local Planning Authority. The scheme presented for determination is not an incremental amendment of earlier proposals but a fundamentally reconceived design that directly responds to the officer's recommendation to pursue a holistic remodelling approach. The result is a high-quality, architecturally coherent composition that is sympathetic to the host dwelling, sensitive to its context within the Durrington Hill Environmental Area of Special Character, and compliant with all relevant development plan policies.

The scale of the proposed development is substantial but commensurate with the generous size of the site and is demonstrated by the topographic survey evidence to be unexceptional in height terms within the immediate context. Residential amenity impacts have been carefully assessed and are considered acceptable, with the matched eaves height to Fryston, the separation distance of 3.6 metres, and the 45 degree daylight test all supporting the conclusion that the proposals do not cause material harm to neighbouring occupiers.



## 8. CONCLUSION

- 8.1 This Design and Access Statement has been prepared by DA Design in support of a householder application for planning permission for the remodelling and enlargement of Willmar, Durrington Hill, Worthing, BN13 2PY.
- 8.2 The application site is a generous corner plot within the Durrington Hill Environmental Area of Special Character. The existing dwelling is a detached mid-twentieth century bungalow with an unusual planning history, including the removal of Permitted Development rights for roof enlargements as a condition of a 2017 consent. The site benefits from extensive natural boundary screening which contributes positively to the semi-rural enclosure character of Durrington Hill.
- 8.3 The proposals have been developed through an extensive pre-application process involving two rounds of engagement with the Local Planning Authority. The scheme presented for determination represents a fundamental reconception of earlier proposals, developed in direct response to the officer's recommendation to pursue a holistic remodelling approach rather than an additive series of extensions. The result is an architecturally coherent composition in which the existing dwelling and all proposed extensions are unified beneath a single continuous roof form – a pitched roof rising to a flat crown – finished in a consistent and contextually grounded material palette of facing brickwork, smooth render and red concrete interlocking tiles.
- 8.4 The key attributes of the proposed scheme are as follows. The large west-facing dormer that featured prominently in earlier iterations has been entirely removed, with first floor accommodation instead achieved through the new unified roof form. The roof terrace has been reconceived as a recessed bird's nest arrangement, visually contained within the roof rather than projecting beyond it. The eaves height on the northern elevation has been matched to that of the adjoining property Fryston, and the western single storey element is expressed at a reduced height to provide an appropriate transition and mitigate any potential amenity impact on the northern boundary. The proposed ridge height of 39.28m AOD is demonstrably lower than the property directly opposite on Durrington Hill and consistent with comparable properties in the immediate area, as evidenced by the topographic survey data presented in this Statement. The detached garage, at an apex height of 37.183m AOD, sits in a clearly subordinate relationship to the main dwelling and is finished in matching materials to ensure it reads as part of the same architectural ensemble. Boundary planting is retained and it is intended to be supplemented with new mixed species planting to the southern and southwestern boundaries, with the aim of achieving screening of comparable height to existing boundary treatment at maturity. Details of the proposed planting scheme are to be agreed with the Local Planning Authority. The proposed development incorporates a dedicated roof area for photovoltaic solar panels, and it is envisaged that low carbon heating technology will be integrated into the remodelled dwelling, reflecting the applicant's commitment to sustainable design.
- 8.5 The applicant is committed to working collaboratively and positively with Worthing Borough Council to achieve the best possible outcome for this site. The applicant welcomes the use of planning conditions to secure appropriate details in respect of matters including landscaping, boundary treatment, renewable energy installations, and any other matters the Local Planning Authority considers appropriate, and is open to pre-commencement discussion on any such conditions prior to their finalisation.
- 8.6 The proposed development is considered to comply fully with the relevant policies of the Worthing Local Plan 2020-2036, including Policies SPI, DM5, DM16, DM18 and DM24, and with the aims and objectives of the National Planning Policy Framework. It is respectfully submitted that there are no material planning reasons to refuse this application, and that planning permission should be granted.



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