



Development Management  
Adur & Worthing Councils  
Worthing Town Hall  
Chapel Road  
Worthing  
BN11 1HA

15 May 2026

Dear Sir/Madam,

**RE: Householder Planning Application at:** Willmar, Durrington Hill, Worthing, BN13 2PY | Planning Portal Reference: PP-14937251

We write on behalf of our client in support of the above householder application for the remodelling and enlargement of Willmar, a detached bungalow situated at Durrington Hill, Worthing.

## 1. PRE-APPLICATION HISTORY

This application follows two rounds of pre-application engagement with the Council, undertaken in 2025 under references PREAPP/0038/25 and PREAPP/0106/25. We are grateful to the Council's officers for the advice provided through that process, which has been carefully considered and has directly informed the proposals now submitted for determination.

Through both pre-application responses, the Council's principal concern was that the cumulative quantum of development proposed by the previous architect was over-ambitious, and that the resulting composition lacked the architectural coherence necessary to constitute an acceptable addition to the host dwelling and its prominent setting within the Durrington Hill Environmental Area of Special Character. The officer's consistent recommendation was that a more holistic remodelling approach would be the appropriate way forward.

DA Design was subsequently appointed by the applicant to reconsider the scheme from first principles in light of that advice.

## 2. THE PROPOSED SCHEME

The proposals now submitted represent a fundamental reconception of the earlier schemes. Rather than seeking to resolve the previous officer concerns through further incremental amendment, DA Design has reconsidered the entire design approach. The central 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 – a pitched roof rising to a flat crown – which runs continuously around the full perimeter of the building.

This approach directly and comprehensively addresses the officer's recommendation. The remodelled Willmar is conceived as a complete building rather than a host dwelling with additions, eliminating the visual incoherence that characterised the earlier proposals. The large west-facing dormer has been entirely removed, with first floor accommodation achieved through the new roof form. The roof terrace has been reconceived as a recessed bird's nest arrangement, visually contained within the roof. The material palette – facing brickwork to a corbelled string course, smooth render above, and red concrete interlocking tiles – is restrained, traditional, and directly responsive to the character of the existing building and the wider vernacular of Durrington Hill.

The proposed ridge height of 39.28m AOD has been carefully assessed against surrounding properties using evidence from a topographic survey. This demonstrates that the proposed dwelling sits below the ridge height of the property directly opposite on Durrington Hill and is broadly consistent with comparable properties in the area, confirming that the proposals are not excessive or incongruous in height terms within the immediate context.

Residential amenity has been carefully considered throughout. The proposed eaves height on the northern elevation matches that of the adjoining property Fryston, a separation distance of approximately 3.6 metres is maintained between the two buildings, and the 45 degree daylight test has been assessed and is not breached.

The application is accompanied by a Design and Access Statement prepared by DA Design which sets out the full design narrative, pre-application history, and policy compliance assessment in detail.

## 3. COLLABORATIVE APPROACH

Our client is committed to working positively and collaboratively with the Council to achieve the best possible outcome for this site. We welcome the use of planning conditions to secure appropriate details in respect of landscaping and boundary treatment, renewable energy installations, swimming pool technical details, and any other matters the Council considers appropriate. We are happy to engage in pre-commencement discussion on any such conditions prior to their finalisation.

**DA Design.**



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We are confident that the proposals, as submitted, represent a high-quality, contextually sensitive scheme that directly responds to the Council's pre-application advice, complies with the relevant policies of the Worthing Local Plan 2020-2036 and the National Planning Policy Framework, and that there are no material planning reasons to refuse this householder application.

We look forward to the Council's determination and are happy to discuss any aspect of the proposals with the case officer at any time.

Yours faithfully,



Director | **DA Design.**

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