

Re: Appeal Ref: 6010518 owing to non-determination

AWDM/1475/25 - 4 Offington Court, BN14 9PF

Single storey rear extension with new gable roof over to create first floor bedroom

Dear Sir or Madam,

Further to the Council providing its reasons for refusal, Statement and representations from interested parties, we wish to provide the following Final Comments in response to these matters.

Council's Reason for Refusal:

"The proposed rear extension by reason of its siting, height, massing and rooflights in relation to the neighbour to the west No.5 Offington Court would unacceptably affect their residential amenity through overshadowing and loss of light to their east facing dining room and result in overlooking contrary to Policy DM5 of the Worthing Local Plan (2023), the Council's SPG Extending Or Altering Your Home and the NPPF."

Our Response

We respectfully disagree with the Council's conclusion that the proposed extension would "unacceptably affect the residential amenity through overshadowing and loss of light" and we also respectfully disagree with the statement that the neighbours will be overlooked. The following comments set out our response to these matters.

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Overshadowing & Loss of Light

We fully appreciate the concerns raised regarding the overall impact on daylight but at the same time we believe that the impact has been overstated. We do not believe the impact would be so significant that it would result in an unacceptable loss of daylight or sunlight to No.5. The neighbouring east-facing kitchen/dining room already experiences a degree of morning shadowing as a consequence of the existing relationship between the two dwellings.

[Appendix A](#) illustrates the path of morning sunlight and resulting shadows during the summer period between 07:00 and 10:00. The photographs show the existing situation and help to illustrate that the proposal would have no material effect on the direct morning sunlight received by No.5 during this time of year. Click to view [Appendix A - Existing Morning Sunlight Conditions for No.5 in Summer](#)

We do, however, accept that the changes in roof profile may delay the arrival of direct sunlight by a limited period at other times of the year, but the proposal would not introduce a fundamentally different relationship between the two properties. In our opinion, the resulting change would be modest and would not amount to the unacceptable loss of light or overshadowing required to justify refusal under Policy DM5. The proposal should therefore be viewed as causing a limited change to an existing relationship rather than creating a new or significant loss of light.

[Appendix B](#) provides photographs of the rear elevations and an aerial view illustrating the existing relationship between No.4 and No.5. They provide visual context and assist in assessing the proposal's effect on the neighbouring property, supporting the assessment that the proposal would not result in an unacceptable loss of outlook. For reference, the distance between the rear elevations of No.4 and No.5 is approximately 3.5 metres. Also included in this Appendix is a photograph of No.5's kitchen/dining room window and the end of our west extension which is positioned to the north of No.5's kitchen window. The photograph demonstrates that the extension does not overlap or obstruct the window to the extent suggested in the representation, with both sides of the window visible beyond the end of the extension. This provides further context when considering the existing relationship between the two properties and the extent to which the existing extension affects the window. Click to view [Appendix B - Existing Relationship Between No.4 & No.5 - Rear Elevation, Aerial View & Kitchen/Dining Window Images](#).

Privacy & Overlooking

We have consciously chosen a design that is a more sympathetic alternative to conventional dormer extensions, and have sought to minimise the visual impact of the development by using a hip-to-gable roof design incorporating high-level rooflights. With a proposed internal ceiling height of 2.5 metres, we intend on installing the roof lights with the lower edge positioned 1.7 metres above the finished floor level.

The Council's statement refers to a height of 1.25m which is not our intention. The rooflight position shown on the plans are illustrative. The drawings show the east and west rooflights positioned externally at 1.5m and 1.6m, respectively but it is our intention to position them both equally at 1.7m above the finished floor level, deliberately designed to minimise opportunities for overlooking that could otherwise arise from conventional vertical dormer windows. The rooflights are intended solely to provide natural daylight and ventilation to the proposed bedroom.

The Juliet balcony is located on the south-facing rear elevation and is intended to provide an outlook over our own rear garden. Whilst we recognise there will be some indirect views to neighbouring gardens, there is already substantial boundary planting and mature vegetation providing effective screening between the two properties. Please refer to [Appendix C – Existing Garden Screening to West Side of No.4](#).

Scale, Height & Massing

The proposal replaces the existing hipped roof with a gable roof. Whilst the overall ridge height remains unchanged at approximately 6 metres above ground level, the change in roof form would extend the roof ridge by approximately 6 metres to the south. This is less than the approximate 7 metres stated in the representation, but greater than the approximate 5 metres referred to in the Council's Statement. The proposal does not introduce an additional storey above the existing ridge line but instead makes more efficient use of the existing roof space.

The increase in built form is therefore limited primarily to the replacement of the hipped roof and the modest rear projection. In our view, the overall scale and massing remain proportionate to the existing dwelling and are consistent with similar roof conversions found elsewhere within the locality.

Improved Energy Performance

We have undertaken a programme of improvements to modernise and improve the energy efficiency of our home. As part of the proposed development, the existing rear bay windows which currently represent a significant source of heat loss owing to the lack of roof insulation, will be removed and replaced with a straightened rear elevation, and the roof will be reconstructed to improve its thermal performance.

Conclusion

The Council's reason for refusal concludes that the proposal conflicts with Policy DM5 of the Worthing Local Plan. Respectfully, we do not agree with that conclusion. The proposal has been carefully designed to minimise its impact on neighbouring occupiers through its modest scale and the use of a hip-to-gable roof design. The proposal would restore the property's original three-bedroom layout, has been designed to minimise overlooking through the use of high-level rooflights rather than dormer windows. It complies with the Council's 45-degree guidance, improves the energy performance of the existing dwelling and provides a high-quality design that remains in-keeping with the character of the surrounding area.

Whilst we accept that there may be some limited additional shadowing during certain times of the year, we do not believe the degree of change would result in the unacceptable loss of light, outlook or privacy required to justify refusal under Policy DM5.

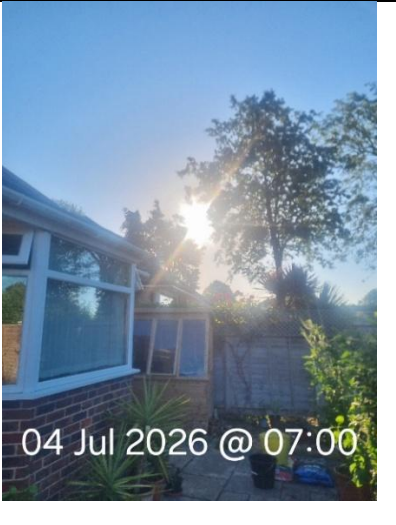
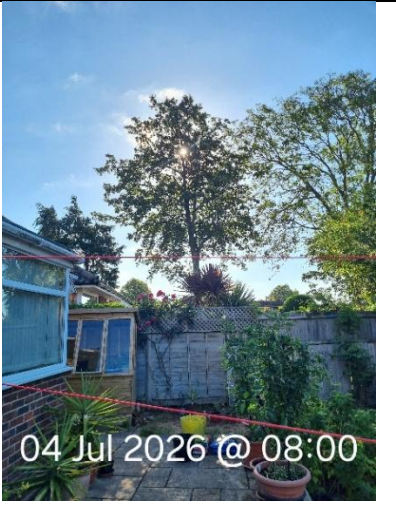
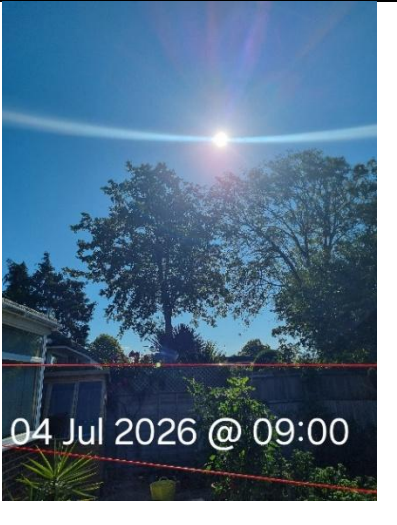
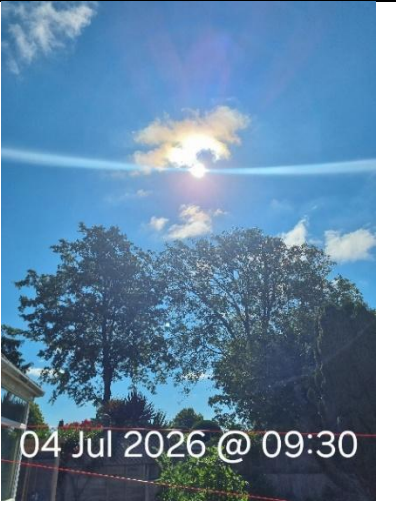
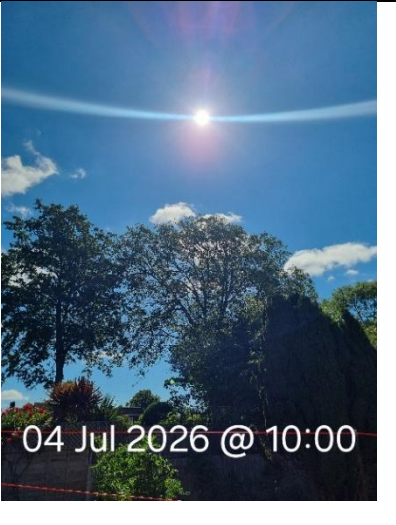
We respectfully submit that, when considered as a whole and in conjunction with the accompanying appendices, the proposal represents a proportionate and well-designed extension that preserves neighbouring residential amenity whilst allowing the continued and sustainable use of our family home. For these reasons, we respectfully request that the Inspector allows this appeal and grants planning permission.

Kind regards

Hannah Dilley & Chris Duggan

Appendix A - Existing Morning Sunlight Conditions for No.5 in Summer

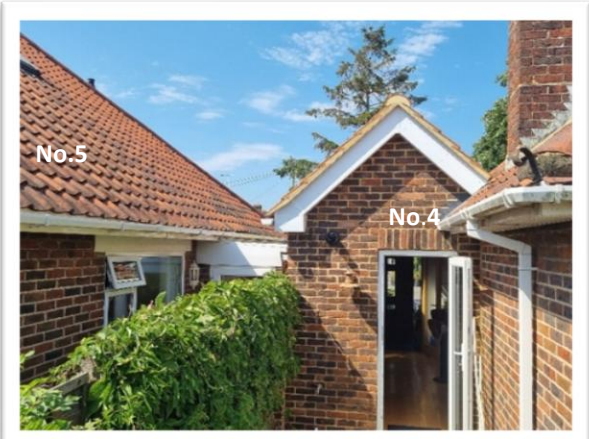
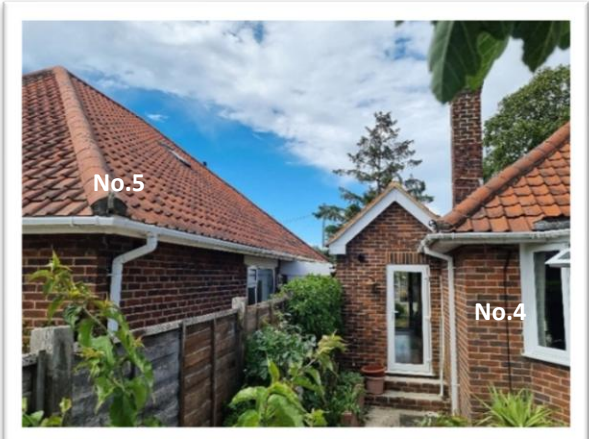
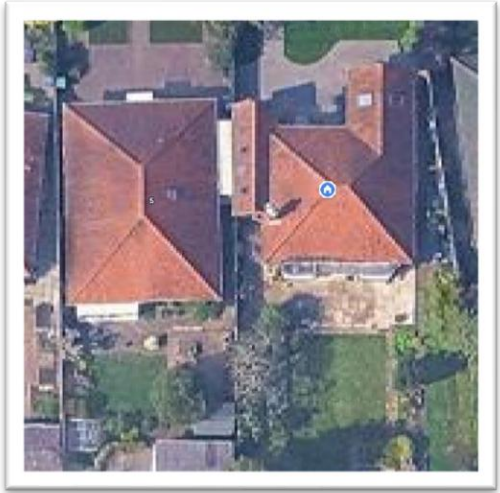
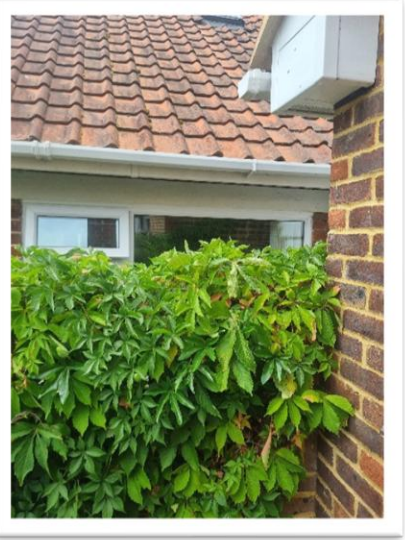
The images illustrate the existing relationship between No.4 and No.5 and map the path of the summer morning sun and associated shadows between 07:00 and 10:00. They demonstrate that the proposed roof would cease to obstruct direct morning sunlight at approximately the same time as the existing roof. Accordingly, the proposal would not result in any material reduction in the availability of direct morning sunlight to No.5 during the summer months. [Click to go back](#)

07:00	08:00	09:00	09:30	10:00
 04 Jul 2026 @ 07:00	 04 Jul 2026 @ 08:00	 04 Jul 2026 @ 09:00	 04 Jul 2026 @ 09:30	 04 Jul 2026 @ 10:00
 04 Jul 2026 @ 07:00	 04 Jul 2026 @ 08:00	 04 Jul 2026 @ 09:00	 04 Jul 2026 @ 09:30	 04 Jul 2026 @ 10:00

Appendix B - Existing Relationship Between No.4 & No.5 - Rear Elevation, Aerial View & Kitchen/Dining Window Images

The photographs demonstrate the existing relationship between the two properties and provide visual context for the submitted plans and 45-degree assessment. The rear elevations are approximately 3.5 metres apart. The image of the kitchen window shows that the west extension does not overlap or obstruct the window to the extent that has been suggested.

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Close view of Rear Elevations No.5 & No.4	Near view of Rear Elevations No.5 & No.4	Distant view of Rear Elevations No.5 & No.4
 A close-up photograph showing the rear elevations of two brick houses. No.5 is on the left, and No.4 is on the right. No.4 has a white door and a small window. A large green bush is in the foreground.	 A near view of the rear elevations of No.5 and No.4. No.5 is on the left, and No.4 is on the right. No.4 has a white door and a small window. A large green bush is in the foreground.	 A distant view of the rear elevations of No.5 and No.4. No.5 is on the left, and No.4 is on the right. No.4 has a white door and a small window. A large tree is on the right.
Aerial View of No.5 and No.4	Rear Elevation of No.4	No.5's Window and end of West Extension.
 An aerial photograph showing the layout of the two properties, No.5 and No.4, and their surrounding garden areas.	 A photograph of the rear elevation of No.4, showing a brick house with a red tiled roof, a white door, and a small window. A large green bush is in the foreground.	 A photograph showing the window of No.5 and the end of the West Extension, which is a brick wall with a white door.

Appendix C - Existing Garden Screening Between No.4 & No.5

The image below shows the mature vegetation between the two properties which contributes to privacy by interrupting direct views across the boundary. One of these trees is an evergreen, providing year-round screening.

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