

9 Bury Drive
Goring by Sea
Worthing
West Sussex
BN12 4XB

Adur & Worthing Council
Development Management
Place Directorate
Worthing Town Hall
Chapel Road
Worthing
West Sussex
BN11 1HA

8th June 2026

Your Ref: AWDM/0623/26

Dear Mr Westerman

Planning Application for demolition works and the construction of a new extension at 11 Bury Drive Worthing.

Thank you for your letter of 26th May 2026, received Tuesday 6th June 2026, informing me and my family of the planning application for the proposed works at 11 Bury Drive.

I am an elderly lady living with my family who look after me due to my frail health. Understandably your letter coming 'out of the blue' has caused some consternation to me.

Whilst we have no objections to the proposed rear (kitchen/dining/living) extension we have strong and very serious concerns about any disturbance to our garage, fencing and drains in connection with the front and side (annexe studio) extension works.

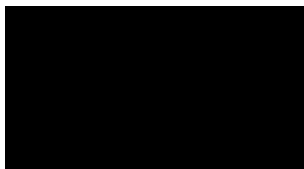
We have listed our comments / queries on the accompanying three pages. Whilst a lot of these could be overcome by the use of a competent Constructor, we are concerned how this will occur bearing in mind the lack of communication to date from the building owners.

We hope in making your decision on this application that these concerns are taken into consideration.

Adur &
Worthing
Councils
09 JUN 2026
Business Support

Should you wish to communicate further on this please write to me at 9 Bury Drive or alternatively email my daughter at tressdumbrell@outlook.com.

Yours sincerely



Mrs S Lee
Property owner 9 Bury Drive Worthing

AWDM/0623/26

COMMENTS / QUERIES ON THE PROPOSED PLANNING APPLICATION IN CONNECTION WITH DEMOLITION OF EXISTING GARAGE AND EXTENSION WORKS TO 11 BURY DRIVE.

Existing garages

The garages between 9 and 11 Bury Drive abut one another as part of a link-detached development. The party wall between them is a single half brick skin and the roof is a continuous structure and covering across the two units. The roof structure runs across and bears on the party wall. The party wall therefore can not be demolished without affecting the structural integrity of the garage serving 9 Bury Drive.

We have observed that no properties in Bury Drive or any of the surrounding roads have demolished a link detached garage due to the impact it would cause on the remaining neighbours structure. Some have converted their garages into a room but with no exterior roof or wall alterations that affect the adjoining garage.

The proposed demolition of the garage to 11 Bury Drive as indicated on the Planning Application drawing 02C raises the following concerns:-

1. After the demolition works and before the new extension wall is constructed against the retained garage section the party wall changes from being internal to external. An exposed half brick thick single skin wall will not be sufficient to prevent water ingress into our property which could cause damage to the electrical sockets etc on our side of the wall. What measures will be put in place to prevent this?
2. How will the new wall foundation be constructed along the east wall line against the retained garage? Has the foundation (if any) to the garage party wall been investigated? Would any form of underpinning works be required to the retained structures that would intrude into our property? How would this be undertaken without causing disruption to ourselves?
3. How would the roof alterations be undertaken to maintain the integrity and watertightness of the roof to the garage of 9 Bury Drive and the interior of our garage?
4. In light of the above we believe
 - 4.1 A Party Wall Agreement should be provided in accordance with the GOV-UK guidance booklet. We are aware that under the Party Wall Act a minimum 2 month notification period needs to be provided before any works are commenced.
 - 4.2 A condition survey should be undertaken to monitor that no detrimental affects occur to the retained structures to 9 Bury Drive?

REF: AWD/0623/26

COMMENTS / QUERIES ON THE PROPOSED PLANNING APPLICATION IN CONNECTION WITH DEMOLITION OF EXISTING GARAGE AND EXTENSION WORKS TO 11 BURY DRIVE.

Drainage for 9 Bury Drive

5. The last section of the outgoing foul drainage from 9 Bury Drive discharges diagonally into the manhole outside the front entrance to 11 Bury Drive (indicated on drawing 02C) and then onwards along the driveway of 11 Bury Drive to the main sewer in the public highway. This form of construction appears to have been typical of that employed by the original estate developers and this is clearly evidenced in the driveways between other pairs of properties along the road. The foundations to the east wall of the proposed store area will be very close to where the outgoing drain run from 9 Bury Drive crosses the boundary between the properties. Inadvertent damage to this drain during the proposed construction works will effectively prevent use of our toilet facilities and make inhabitation of our property impossible. Please can it be confirmed that the new extension foundations will not interfere with this drain run.

Boundary fence lines

6.1 The boundary fences (front and back) between 9 and 11 Bury Drive are noted in the Sellers Property Information Form received when we purchased our property as being owned and maintained by 9 Bury Drive. The Planning Application Drawing 02C indicates that the east elevation walls to the new extension will be constructed very close to / against the boundary line. How will this be undertaken without causing damage to our fences? We are currently not prepared to allow any removal or alteration being undertaken to our fences.

6.2 With walls being constructed so close to / against the boundary line will there be a guarantee that there is no encroachment of overhanging gutters etc into the air space of our property.

Other queries/comments

7. Please can we have confirmation that the wall to the proposed store area will not impede the daylight to our adjacent window.

8. Please confirm the garage demolition and new extension works will be undertaken by a reputable Constructor and be subject to current CDM Regulations, Building Regulations and any inspections required by the Building Control Inspector?

REF: AWD/0623/26

COMMENTS / QUERIES ON THE PROPOSED PLANNING APPLICATION IN CONNECTION WITH DEMOLITION OF EXISTING GARAGE AND EXTENSION WORKS TO 11 BURY DRIVE.

9. Can you please advise the length of time the building works will take. If, as anticipated, it will be more than 12 weeks will the Constructor be registered with the Considerate Constructors Scheme?

10. What measures will be put in place to restrict nuisance from noise, dust and other building operations to the environs of 9 Bury Drive particularly as the proposed works look as if they will take several months to complete?

In Summary

As noted in the comments above we are concerned as to how the proposed works in the close proximity to our property will be undertaken and the possibility of any detrimental consequences thereto. In order to allay our fears will a written guarantee be provided that if any consequential damage occurs to the drains, the retained garage structure of 9 Bury Drive and our fences it will be rectified free of charge by the owners of 11 Bury Drive and/or their Constructor undertaking the proposed alteration works?

In conclusion we strongly object to any building alterations that affect the structure of our garage and drains. We believe converting the existing garage rather than demolishing it and replacing with new construction will overcome the issues listed above.