

PLANNING STATEMENT

# Proposed single storey front extension, erection of pergola and boundary fence



11 Moorfoot Road, Worthing, BN13 2EY

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| Prepared by     | <b>Design Vision</b>     |
| On behalf of    | Mr Jack Stephens         |
| Local authority | Worthing Borough Council |
| Date            | September 2026           |
| Revision        | 1                        |

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# 1. INTRODUCTION

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1.1 This Planning Statement is submitted in support of a householder planning application for a single storey front extension, the erection of a timber pergola with partial roof covering, and the erection of a 1.5m close-boarded boundary fence at 11 Moorfoot Road, Worthing, BN13 2EY (“the application site”).

1.2 The statement is prepared by Design Vision on behalf of the applicant, Mr Jack Stephens. It describes the site and its context, sets out the relevant planning history and policy framework, and assesses the proposal against the Worthing Local Plan (2023), the National Planning Policy Framework (NPPF) and the Council’s adopted Development Management Standard No. 2 (Extensions and Alterations to Dwellings).

1.3 It is submitted to satisfy requirement 30 of the Worthing Planning Application Validation Requirements (April 2026), which requires a proportionate Planning Statement to accompany all applications.

1.4 The applicant wishes to note that the pergola has already been erected and is included in this application to regularise its planning status. The Council’s enforcement team has been in correspondence with the applicant regarding this structure (ref: AWEN/0125/26, dated 26 August 2026), and this application is submitted in direct response to that correspondence. The applicant has engaged cooperatively with the enforcement process throughout.

## 2. THE SITE AND SURROUNDINGS

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2.1 The application site comprises a detached single storey bungalow on a corner plot at the junction of Moorfoot Road and Blackdown Road, within the Durrington neighbourhood of Worthing. The property fronts Moorfoot Road to the north, with Blackdown Road running along the western boundary.

2.2 The property currently provides two-bedroom accommodation with a lounge, kitchen, shower room, WC and storage. The dwelling is set back from the road with a front garden that wraps around the plot to the driveway (which is accessible from Blackdown Road) and detached garage to the rear.

2.3 The site boundaries along both highway frontages are defined by established mature hedgerow planting behind a low boundary wall. The hedgerow is of sufficient height and density to substantially screen the garden and any structures within it from the public highway, as demonstrated in the supporting photographs submitted with this application (Drawing Sheet 5 of 5).

2.4 The site is not within a conservation area and the dwelling is neither statutorily nor locally listed. The site lies within Flood Zone 1 and no Flood Risk Assessment is required. There are no Tree Preservation Orders affecting trees on or adjacent to the site.

2.5 The surrounding area is characterised by similar detached and semi-detached bungalows, a number of which have been extended to the front and rear. The area includes several corner plots with boundary fencing of comparable or greater height to that proposed, including at 64 Cleveland Road and 49 Cleveland Road, where close-boarded fences front the highway (see supporting photographs, Drawing Sheet 5 of 5).

### 3. PLANNING HISTORY AND PRECEDENT

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3.1 Of particular relevance is the grant of planning permission at 15 Moorfoot Road under application reference AWDM/0917/15, dated 24 November 2015, for single storey front (north) and rear (south) extensions with external steps on the east, west and south elevations.

3.2 That approval permitted a significantly greater quantum of development than is now proposed at No. 11 — comprising extensions to both the front and rear of the dwelling, together with external alterations on three elevations. The present proposal at No. 11 is limited to a single storey front extension only, representing a materially more modest intervention than that which the Council has already found acceptable on the same street, within the same bungalow character area.

3.3 The approval at No. 15 confirms that the principle of a single storey front extension to a bungalow on Moorfoot Road has been established and accepted by the Council. The current proposal is consistent with that established precedent and does not seek to exceed it in any respect.

3.4 In terms of boundary treatments, close-boarded fencing of comparable height to the highway is an established feature of corner plots in the surrounding area. Supporting photographs of comparable boundary fences at 64 Cleveland Road and 49 Cleveland Road are submitted with this application.

## 4. THE PROPOSAL

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### FRONT EXTENSION

4.1 The proposal includes a single storey front extension to the north elevation of the dwelling, providing an enlarged entrance porch and additional living accommodation. Internally, the existing layout is reconfigured to provide three-bedroom accommodation with a bathroom, kitchen/diner and lounge.

4.2 The extension is single storey with a flat roof and pitched perimeter that will tie in to the existing dwelling. External materials — render, face brickwork and roof tiles — match the existing dwelling in accordance with the annotated elevations.

4.3 The internal reconfiguration does not constitute development and is noted on the submitted drawings for context only.

### PERGOLA

4.4 The pergola is a timber structure located within the western portion of the garden. It comprises two connected sections: an open pergola with open sides and open roof rafters (no covering), and a covered section providing a sheltered outdoor seating area with a solid roof but open sides.

4.5 The pergola measures approximately 3m x 2.7m for the covered section and a shaped section approximately half a 3.0m x 3.0m square for the open section, with a maximum height of approximately 2.3m. It is set behind the established boundary hedgerow and is not visible from the public highway, as demonstrated in the supporting photographs.

4.6 As noted at paragraph 1.4, the pergola has already been erected. This application seeks to regularise its planning status.

### BOUNDARY FENCE

4.7 The proposal includes the erection of a 1.5m (5ft) close-boarded timber fence along the highway-facing boundaries of the site, positioned inside the existing boundary hedgerow. The fence is for privacy and security purposes.

4.8 The fence sits behind the existing mature hedgerow, which is retained. The visual impact of the fence from the public highway is therefore substantially mitigated by the retained planting, which remains the dominant boundary feature as viewed from the street.

### FLOORSPACE

4.9 The net additional floorspace created by the front extension is below the 100 sqm threshold; accordingly no Design and Access Statement is required.

## 5. PLANNING POLICY FRAMEWORK

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5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires applications to be determined in accordance with the development plan unless material considerations indicate otherwise. The development plan comprises the Worthing Local Plan (2023).

5.2 The most relevant policies are:

- **Policy DM5** (residential amenity): proposals must not cause unacceptable harm to the amenities of neighbouring occupiers through loss of privacy, loss of daylight/sunlight, or an overbearing or overshadowing effect.
- **Policies SS4 and SS5** and the Local Plan's design policies: development must be of high quality and respect the character and appearance of the host building and the surrounding area.

5.3 At national level, NPPF Chapter 12 (achieving well-designed and beautiful places) is relevant. The Council's Development Management Standard No. 2 (Extensions and Alterations to Dwellings) provides the detailed design and amenity criteria against which householder proposals are assessed.

## 6. ASSESSMENT

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### **DESIGN AND APPEARANCE (DM5; SS4/SS5; NPPF CH.12; DM STANDARD NO. 2)**

6.1 Front extension — The extension is single storey, clearly subordinate to the host dwelling, and designed to read as a natural addition to the existing bungalow form. The pitched roof matches the profile and materials of the main roof, and external walls are finished in matching render and face brickwork. The proposal therefore respects the scale, design, materials and character of the host dwelling.

6.2 Moorfoot Road is characterised by detached bungalows, some of which have been extended to the front. The extension is consistent with the established pattern of development on the street and would not appear incongruous within the streetscene. The approval of a front extension at No. 15 (AWDM/0917/15) — of comparable form — confirms that this type of addition has been found acceptable within this specific streetscene context.

6.3 Pergola — The pergola is a modest timber structure located within the garden, behind the established boundary hedgerow. It is not visible from the public highway on either Moorfoot Road or Blackdown Road, as demonstrated in the supporting photographs. The existing mature trees and hedgerow along the boundary are taller than the pergola, providing effective year-round screening. The structure does not harm the character or appearance of the streetscene.

6.4 Boundary fence — The proposed 1.5m close-boarded fence is positioned inside the existing boundary hedgerow, which is retained and remains the dominant visual element of the boundary. The fence is not prominently visible from the public highway. Comparable close-boarded fencing on highway-facing boundaries is an established feature of corner plots in the surrounding area, as demonstrated in the supporting photographs of 64 Cleveland Road and 49 Cleveland Road. The proposed fence is consistent with this established character and would not harm the appearance of the streetscene.

6.5 The extension does not result in a cramped or overdeveloped site. Adequate garden separation to the highway is retained, and the side garden is unaffected by the front extension. The pergola occupies a modest area of the western garden and does not result in overdevelopment of the plot.

### **RESIDENTIAL AMENITY (DM5; DM STANDARD NO. 2)**

6.6 Front extension — As a single storey front extension, the proposal would not result in any overlooking or loss of privacy to neighbouring dwellings or gardens. No new windows are introduced at a level or position that would give rise to overlooking. The extension is located to the front of the dwelling, set away from the shared side boundaries, and its single storey height ensures that it would not cause unacceptable loss of daylight, sunlight or outlook to any neighbouring property.

6.7 Pergola — The pergola is a single storey open or partially covered structure with a maximum height of approximately 2.3m. It does not give rise to overlooking and, given its modest height and open construction, would not cause loss of daylight, sunlight or outlook to any neighbouring property.

6.8 Boundary fence — The proposed 1.5m fence does not exceed the height at which a material impact on neighbouring amenity would arise. It is positioned inside an existing hedgerow and does not introduce any overbearing impact.

6.9 The submitted elevations demonstrate that the front extension sits comfortably below the existing ridgeline and does not introduce any overbearing mass to either neighbouring property.

## **HIGHWAY SAFETY**

6.10 The proposed boundary fence is 1.5m in height and is set behind the existing hedgerow. At the corner junction of Moorfoot Road and Blackdown Road, adequate visibility is maintained for drivers and pedestrians. The fence does not obstruct the visibility splay at the junction. The existing hedgerow, which has been in situ for a considerable period without adverse highway safety consequences, remains the outermost boundary feature.

## **OTHER MATTERS**

6.11 The site is not within a conservation area and no Heritage Statement is required. As a householder application the proposal is exempt from mandatory Biodiversity Net Gain. A completed CIL Additional Information form (CIL Form 1) accompanies the application; the proposal is anticipated to be nil-rated. Flood risk is addressed at paragraph 2.4. No trees subject to Tree Preservation Orders are affected by the proposal.

## 7. CONCLUSION

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7.1 The proposal comprises a modest single storey front extension, a timber pergola, and a 1.5m boundary fence. Each element is well designed, subordinate to and in keeping with the host dwelling, and consistent with the established pattern of development and boundary treatments in the surrounding area.

7.2 The front extension is consistent with the precedent established by the approval of a materially larger scheme at 15 Moorfoot Road (AWDM/0917/15), which permitted both front and rear extensions. The present proposal is more modest in every respect.

7.3 The pergola is screened from the public highway by established boundary hedgerow and mature trees, and has no adverse impact on the streetscene or neighbouring amenity.

7.4 The boundary fence is consistent with comparable boundary treatments on corner plots in the immediate area and is set behind retained hedgerow planting, minimising its visual impact.

7.5 The applicant has engaged cooperatively with the Council's enforcement team regarding the pergola and submits this application to regularise its planning status alongside the proposed extension and fence.

7.6 The proposal accords with Policy DM5 and the design policies of the Worthing Local Plan (2023), the NPPF, and the Council's Development Management Standard No. 2. Planning permission is respectfully requested.