Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 01/12/2025 2:42 PM from Mrs Michelle Soellner-Keech.

Application Summary

Address:	43 Parham Road Worthing West Sussex BN14 0BN
Proposal:	Loft conversion, including hip-to-gable extension, rear dormer, first floor rear extension over existing ground floor extension, and front rooflights
Case Officer:	Marie O'Keeffe

Click for further information

Customer Details

Name:	Mrs Michelle Soellner-Keech
Email:	
Address:	45 Parham Road Worthing West Sussex

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design - Overdevelopment - Privacy Light and Noise
Comments:	Dear Marie O'Keeffe, We are writing as the residents of 45 Parham Road in relation to the proposed rear extension at 43 Parham Road. While we appreciate the applicant's clarifications, we wish to reaffirm our objection and provide further context for consideration under relevant planning policies. 1. Policy Reference The applicant correctly notes that Policy DM17 relates to energy efficiency. However, our objection is based on the principle of safeguarding residential amenity, which remains a fundamental consideration in planning decisions. We trust the application will be assessed against the correct policies that address privacy, scale, and character in residential extensions. 2. Juliet Balconies and Overlooking The applicant states that Juliet balconies are non-projecting and therefore

equivalent to standard windows. While technically accurate, this overlooks a critical distinction: the proposed Juliet balconies would be installed on an extension that projects beyond the original building line, bringing full-height openings closer to shared boundaries.
This is materially different from our own Juliet balcony, which forms part of the original dwelling and does not extend beyond the established footprint. The combination of full-height doors and Juliet railings on a rear extension increases the perception of openness and the potential for overlooking neighbouring gardens, particularly given the close proximity of properties on Parham Road.

3. Privacy and Separation Distances
Although the applicant asserts that windows face their own garden, the reality is that rear-facing openings inevitably allow views into adjacent gardens and parts of neighboring homes. This concern is heightened when extensions reduce separation distances and introduce elevated sightlines.

4. Loss of Light and Scale
The proposed extension, while positioned to the rear, appears substantial in depth and height relative to the original dwelling. This risks diminishing natural light and the sense of openness for neighboring properties. The cumulative effect of larger extensions in the area should also be considered when assessing character and amenity.

5. Design and Character
Worthing's Supplementary Planning Guidance clearly states that the size and shape of any extension should normally be designed to ensure the original house remains the larger and more dominant feature. Extensions should be subordinate and sympathetic in appearance. In this case, the proposed extension appears disproportionately large and risks competing visually with the original dwelling, contrary to this principle.

6. Mitigation Measures
We acknowledge the applicant's willingness to consider obscure glazing for side-facing windows. However, this does not address the fundamental concern regarding Juliet balconies positioned on an extended footprint beyond the original dwelling.

7. Conflict with Policy H16
Policy H16 of the Worthing Local Plan sets out requirements for householder extensions and alterations. Key principles include:
- Subordination: Extensions must be subordinate to the original dwelling so that the original house remains the dominant feature.
- Design and Character: Extensions should respect the scale, form, and character of the existing property and surrounding area.
- Residential Amenity: Development must avoid unacceptable harm to the amenity of neighbouring properties, including privacy, outlook, and light.
- Overlooking: Proposals should prevent significant overlooking or loss of privacy for adjacent occupiers.
- Cumulative Impact: The combined effect of extensions should not result in overdevelopment of the plot.

The proposed extension at No. 43 conflicts with Policy H16. Its scale and depth, combined with Juliet balconies on the extended footprint, undermine the principle of subordination and risk creating an overbearing addition that competes visually with the original house. Furthermore, Policy H16 emphasizes the protection of residential amenity, including privacy and outlook. The proposed Juliet balconies materially increase the potential for overlooking neighbouring gardens, which is contrary to this requirement.

8. Supplementary Guidance on Roof Form
Furthermore, the guidance in Worthing's "Extending and Altering Your Home" Supplementary Planning Guidance states that the size and shape of any extension should normally be designed to ensure the original house remains the larger and more dominant feature. It goes on to state that any extension visible from the street should have a roof form similar to that of the existing house.
The same guidance, when commenting on roof extensions and dormers, recognises that these are often highly visible and alien. The guidance states that there is a normal presumption against dormers that are visible from the street and, in any case, should never be allowed to dominate the roof.

Conclusion
In summary, our objection is based on legitimate concerns regarding privacy, amenity, and the character of the area. The proposed Juliet balconies on an extended structure materially alter sightlines and increase the potential for overlooking, which is not comparable to features on original dwellings. Furthermore, the scale of the extension conflicts with guidance requiring the original house to remain the dominant feature.
We respectfully request that these points are given full weight in the determination of this application and that the proposal is assessed against the appropriate planning policies for residential extensions and amenity protection.
Thank you for your consideration. Please do not hesitate to contact us should further clarification be required or if you wish to view our property to understand the impact it would have.

Yours sincerely,

Warren Keech and Michelle Soellner-Keech
Residents of 45 Parham Road