

16th June 2026

Dear Jo Morin

Re: Objection to proposed development on the grounds of design character and site context



Application Reference: AWD/0606/26

Site Address: Willmar Durrington Hill, Worthing BN13 2PY

Objection From: 9 Hammond Close, Worthing BN13 3FH

18 JUN 2026

Business Support

I am writing to formally object to the planning application referenced above. While I am not opposed to sensitive development, the proposal to replace the existing bungalow with a property of an increase of 191% over the existing floor area, increasing the height of the roof on an elevated site, and building a very large dominant forward-facing ancillary garage represents a severe overdevelopment.

It is not contextually grounded, and sensitive to the character and appearance of the Durrington Hill Environmental Area of Special Character and of Hammond Close which is an award winning celebrated architectural asset. Please see photo 1.0, 1.1 and 1.2

Therefore, it fails to respect the distinct character of the local area and violates Policy DM5 (Quality of the Built Environment) of the Worthing Local Plan.

As the owner of No 9 Hammond Close; the end-terrace property located directly opposite the application site, my home will be significantly affected by this proposal. I ask the council to refuse planning permission based on the following material planning considerations:

1. Objection to the separate dwelling of an ancillary garage/accommodation

The proposal is for a separate dwelling of a substantial detached ancillary garage/accommodation at 44.6sqm with a 37.183 meters (AOD) pitched roof on a site where no structure currently exists:

- The brick-built ancillary garage/accommodation would be highly prominent with Hammond Drive, Durrington Hill and Hammond Close due to its size, detached form and siting.
- The applicant has failed to include in their documents that the garage will be built directly opposite my home No 9 Hammond Close. They have only referenced Durrington Hill; "The positioning of the garage has been carefully considered in relation to the building line established along Durrington Hill and the junction with Hammond Drive." (Which will change dramatically when the cherry laurel is removed). Please see photo 1.3 and 1.4
- In terms of its scale, massing and visual impact there has been no consideration for the impact it will cause and that Hammond Drive is a small cul-de-sac. It cannot reasonably be regarded as a minor or incidental addition.
- Again the applicant only refers to the detached ancillary garage/accommodation in relation to Durrington Hill; "positioned in relationship to the building line established along Durrington Hill". However, they have not considered the position of it on Hammond Drive and the impact it will have on my property which displays an official blue plaque commemorating a "Distinction in Building" award. Please see photo 1.4 and 1.1

- As a separate dwelling at 44.6sqm it is an extremely large scale for a single garage, which is the size of a 1 bedroom flat/studio. The average size for a one-bedroom flat in Worthing typically ranges between 35 and 55sqm (approx. 370 to 600 sq ft).
- The height of the pitched roof will be just under the height of our house, this is very high and will result in a significant loss of outlook and create an overbearing presence. Rather than looking across an open frontage, we will face a substantial brick-built structure.
- The applicant did not include in their planning application that the site particularly the bungalow is significantly elevated to us. Therefore the building will not have the same subordination as it does to their proposed main house as it will to my house, and the entirety of the Hammond Close development and residential amenity. This is very misleading. As a result, it will appear more dominant and intrusive than the plans alone indicate.
- My property has no driveway, and the substantial overbearing building will be very close to our front door and all our principal windows. Please see photo 1.3 and 1.4

Due to its size, scale, massing and detached position, the ancillary garage/accommodation would appear visually intrusive and would fail to respect the established character and appearance of Hammond Drive, Durrington Hill and Hammond Close:

- The use of matching roof materials and design details does not negate the fact that the proposal would result in a prominent and overbearing structure that is out of keeping with its surroundings. Including Hammond Close which is a celebrated architectural asset.
- There are no forward-facing garages on Durrington Hill, for example, Kelston House and Hillside have garages that are integrated within their houses, away from the road and within keeping of the Durrington Hill Environmental Area of Special Character.
- There are 6 bungalows on Hammond Drive, a small cul-de-sac where the applicant's entrance, front garden, and the proposed garage will be situated prominently on the elevated site. Please see photo 1.5
- 4 of these 6 bungalows on Hammond Drive have garages that are integrated into their houses, well away from the road and hidden. Another has a small 25sqm car shed/port which is at the bottom of the cul-de-sac and cannot be seen from any roads or properties.
- 1 Hammond Drive which they referenced to in the planning application has a garage which was part of the original 1975s bungalow when it was built, it was slightly extended and was refused a pitched roof. Unlike the applicant's proposal, it is in keeping of the character of Hammond Drive and Craddock Place (bungalows behind). Number 1 Hammond Drive garage is away from the road and footpath within his boundary causing no impact the surrounding character. It is not overlooked and vice versa; there is a TPO Oak Tree and the turning point of the cul-de-sac opposite. Please see photos 1.6 and 1.7
- The applicant may suggest that hedge planting will screen the substantial brick-built structure from view. However, given the scale and height together with its position and pitched roof it cannot be relied upon to mitigate the immediate and long term visual impact. Then there is no guarantee that the hedge and shrubbery will be maintained at a sufficient height in the future.

The impact of the proposal should therefore be assessed on the basis of the building itself rather than on the assumption that future planting will successfully obscure it and be maintained.

The use of "ancillary garage" and "ancillary accommodation" throughout the 15 page document indicates the prominent garage could be turned into an annexe/holiday rental or similar in the future:

- There are very few annexes along Durrington Hill, those of which are integrated within their retrospective properties or hidden in their back gardens which respects The Durrington Hill Environmental Area of Special Character. They are not prominent to the surrounding houses and area, but this new building will be. For example Brandford and Longmeads both have an annexe integrated within their houses.
- Additional parking will be needed if the above could happen in the future, which will lead to an increase in parking issues on Hammond Drive which currently affects access to refuse collectors and emergency vehicles.

For these reasons, the proposal of the garage would result in harm to the character of the area and to neighbouring residential amenity and therefore conflicts with Policy DM5 (Quality of the Built Environment) of the Local Plan, which requires development to be of high-quality design and to ensure that proposals do not have an unacceptable impact on the character of the area.

2. Incomplete site assessment, misleading context and omissions.

The planning application documents contain significant omissions regarding the site's true context, and topography:

- The application heavily relies on comparisons with properties on Durrington Hill to justify its scale and character. This is highly misleading; the properties that sit behind and opposite its frontage should also be taken into consideration but are not, this includes Craddock Place, Hammond Close and Hammond Drive. Please see photo 1.8
- The applicant has misrepresented the size of my property, No 9 Hammond Close. My property has a gross floor area of approx 122sqm. The photo Fig 7 presented in the planning application also includes No 7 and 8 Hammond Close, which are adjoining terrace properties connected to my home. The image gives a clear misleading impression of the size and scale of my property and overstates its width and massing.
- The applicant has misled the comparison of the height of our roof ridge (AOD) to their proposed one. They have not advised that their property is significantly elevated to our house and Hammond Close. This misleading context does not truly express how impactful their proposed house roof is.
- The applicant has failed to include that Hammond Drive is a quiet residential cul-de-sac with 6 small bungalows. This is the road where the property's frontage, main entrance, vehicle, residential and pedestrian access and day-to-day use is. Please see photo 1.5
- The applicant has misled by not including Hammond Close within their planning application. There are 9 properties and the entrance to Hammond Close is nearly adjacent to the applicant's driveway. Please see photo 1.9
We are surprised that Hammond Close has been omitted from the application and statement. Please see photo 2.0 and 2.1 and 1.2

This planning application must be assessed against the character of Hammond Close, and Hammond Drive not just Durrington Hill:

- There is a total of 16 properties that use Hammond Drive with a total of 27 cars and one motorbike, not including visitors or those from Durrington Hill who use it to park their vehicles. Just yesterday evening a neighbour parked a rented motorhome on Hammond Drive, this is an example for how the nearby residents use Hammond Drive. See photo 2.4

As a result of the above reasons, the true scale of the proposed development and its effect on nearby properties and residents cannot be fairly assessed.

The application lacks a streetscape drawing or clear contextual elevations. Given how visible this site is from public viewpoints, the lack of contextual drawings makes it impossible for the council to properly assess the visual damage this oversized building and ancillary garage/accommodation will cause.

3. Award-Winning Local Architectural Asset

Hammond Close is a celebrated architectural asset:

- Built by local developer JW Stratton, Hammond Close was awarded a “Distinction in Building” award by Worthing Borough Council, the Worthing Society, and the Conservation Area Advisory Group for its high standard of design, unique layout, and use of local/recycled materials.
- My property displays an official blue plaque commemorating this design award. This provides visible proof that Hammond Close possesses a publicly recognised standard of architectural excellence. Please see photo 1.0, 1.1 and 1.2
- The planning application fails to specify the exact type colour or finish of the brick and roof tiles, they need to be sympathetic to Hammond Close and comply with Policy DM5 (Quality of the Built Environment).

4. Objection to the development and build of the new house

Objection to the height of the proposed roof and two southern facing velux windows:

- The applicant compared their proposed new roof to the height of our roof ridge (AOD) and used it to justify their proposed height. However, they did not include that their bungalow is significantly elevated to our property. This misleading context does not truly express how impactful their proposed house roof is. Please note this is the only time they mention my property in the 15 page planning application.
- I request the applicant's proposed new roof to remain the same height as it currently is or lower because their property is elevated and sits on higher ground than our property. The proposed roof will appear significantly taller and more imposing when viewed from our house, increasing the visual impact of the development and loss of privacy.
- The proposal also includes two southern facing velux roof windows. There are currently no windows within the roof slope, and the introduction of these disproportionately large windows will overlook all our primary rooms in our property including 3 bedrooms.
- Reducing the size of the proposed velux windows will ensure they are within keeping of the character of the Durrington Hill Environmental Area of Special Character and Hammond Close and Hammond Drive.

- The applicant has not included the roof height (AOD) measurements for Fryston, Craddock Place, and 1 Hammond Drive, despite these properties being significantly affected by the proposal as they share the applicant's northern and eastern boundaries. Please see photo 1.8

Objection to the size of two proposed large southern facing windows on the ground floor and the proposed porch:

- My property faces an average sized white PVCu window in keeping with the area and surrounding roads, to the right of the applicant's front door there is small white uPVC frosted window. Please note the window on the far left is the applicants conservatory and cannot be seen from the surrounding areas, Hammond Drive or our property - it is within the applicants garden and not imposing on the Durrington Hill Environmental Area of Special Character. See photo 1.3 and planning application Doc Ref: 0638 E 21 REV A and Doc Ref: 0638 E01
- The applicant's current two white PVCu windows (one frosted) face all our principal rooms, including Kitchen and Living Room. Therefore the new proposed disproportionately large black PVCu windows and the addition of a third will also, but at a much larger scale and still elevated to my property. Please see planning application Doc ref 0638 P21 REV A
- Hammond Close is characterised by small-scale white PVCu window frames, which form an important and consistent element of its appearance. The disproportionately large black window frames would be visually inappropriate and would fail to respect the established character of the terrace and surrounding roads. This is a conflict with Policy DM5 (Quality of the Built Environment)
- Reducing the size of the proposed southern facing windows and having White PVCu window frames will ensure they are within keeping and sympathetic of the character of the Durrington Hill Environmental Area of Special Character and Policy DM5 (Quality of the Built Environment).

Objection to the proposed northern expansion, first floor and windows:

- There is currently one door and one small window looking on to the northern facing boundary to Fryston, Craddock Place. Introducing two large windows and door whilst positioning the new property extremely close the shared boundary will have a significant impact on Fryston.
- This is a substantial change in the relationship between the two properties and would result in increased overlooking, loss of privacy, and a greater sense of enclosure for the owners of Fryston.
- The impact will be further intensified by the proposed new first floor and 6 windows, which will increase opportunities for overlooking and create an overbearing presence. There are also concerns regarding the loss of natural light due to the scale and proximity of the proposed development.
- The owner of Fryston has respiratory health issues and is concerned about both the scale of the development and the length of time construction is likely to take.
- I would also like to note that the owners of Fryston have an area which is used as an extension to their kitchen. It was described within the application as a utilities. I can confirm the room is used as part of the main kitchen and is an important living space within the property. The impact of the development on this room should therefore be assessed accordingly. Please see photos 2.2, 2.7 and 1.8

5. Highway Safety, Site Access, and Construction Traffic Concerns

The 15 page Planning Application omits any mention of traffic management, which is a major safety concern for a site with tight constraints:

- Opposite the property entrance and slightly to the left is the gated access to Hammond Close serving 9 properties and parking. This access route is heavily used by local residents and children walking or cycling to school, creating a significant safety risk if heavy vehicles block the road.
- Residents regularly park on both sides of Hammond Drive, frequently reducing the road to a single lane. Please see photo 2.8, 2.9 and 3.0
- Durrington Hill is a narrow country like road which is a popular commuter route and short cut to and from the A27. At peak times you will see a queue of cars trying to join the A27.
- I have witnessed a minor delivery of materials to Hammond Drive which caused disruption. A full-scale demolition and construction project will cause congestion and traffic on the A27.
- There is nowhere to manoeuvre large construction vehicles on Hammond Drive as it is a cul-de-sac and Hammond Close is a no through road. Large construction vehicles, delivery Lorries, and contractor vans will inevitably block residential, pedestrian, and emergency vehicle access.
- Please see photos 2.7 and 2.8 as an example of the refuse collectors stopping traffic and a pedestrian on Durrington Hill to access Hammond Drive yesterday 15/06/26.

Once a new planning application has been approved a Construction Traffic Management Plan will need to be created prior to any work commencing. This must outline construction hours, safeguard pedestrians and confirm where contractors will park without blocking access in and out of the cul-de-sac, and affect parking for residents and visitors along Hammond Drive.

I am not against the development of the site if it's done sensitively and sympathetically to the character of Hammond Close, surrounding bungalows and the Durrington Hill Environmental Area of special character. However, the current proposal, including the replacement dwelling, detached ancillary garage/accommodation, increased roof height, enlarged windows and overall scale of development, is overbearing, out of scale and out of character with its surroundings, conflicting with the council's DM5 policy.

The application relies on an incomplete and misleading assessment of the site's context, failing to adequately consider the elevated position of the application site in relationship to my property.

For the reasons set out throughout this letter, I strongly urge the planning department to protect this recognised local asset Hammond Close and refuse planning permission.

Thank you for taking the time to consider these comments.

Mr H C Colgan

Mrs H Colgan



16/6/2026

16/06/26

Contact Details →
Contact Num
Email Add-

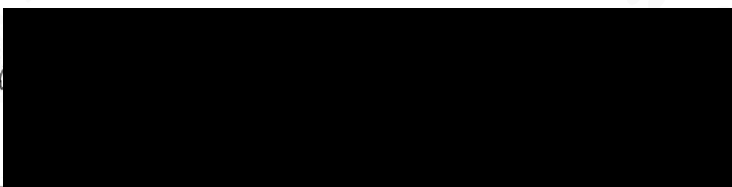


Photo Appendix

* Attached to 9 Hammond
Close objection to: AWDm/

0606/
26



1.0 Design detail of 9 Hammond
Close



1.1



1.2 Hammond Close

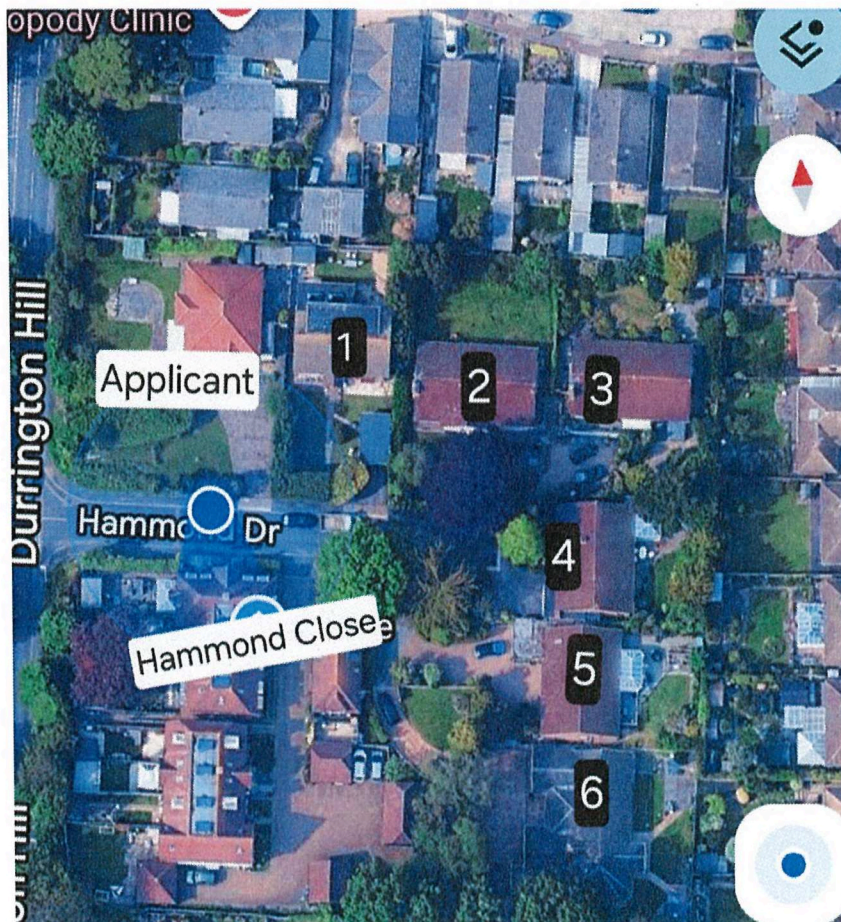


1.3 Taken from the front door of 9
Hammond Close, facing the
applicant's elevated property and
opposite where the proposed new
ancillary garage / accommodation
will be.

Photo Appendix

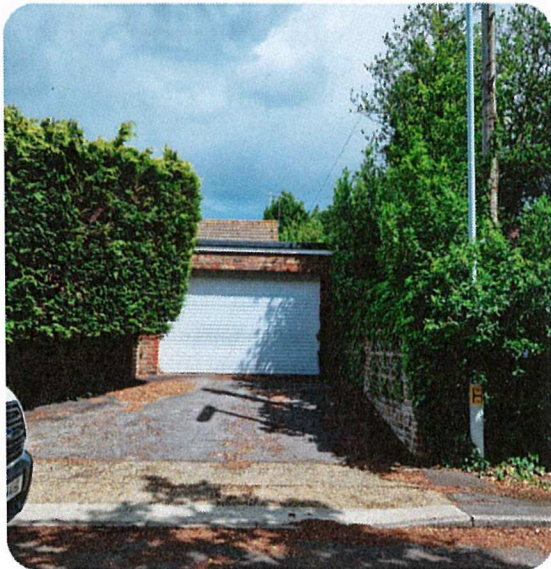


1.4 The red X is where the proposed new brick ancillary garage/accommodation will sit on the boundary line, opposite 9 Hammond Close.



1.5 The 6 bungalows in the cul-de-sac Hammond Drive

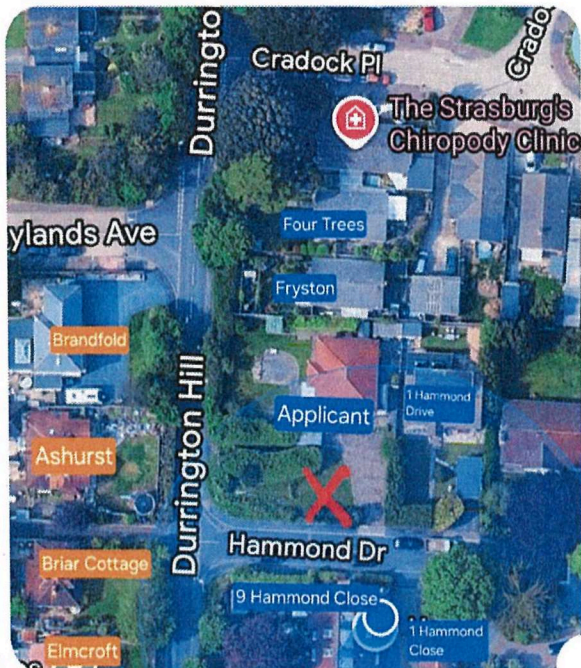
Photo Appendix



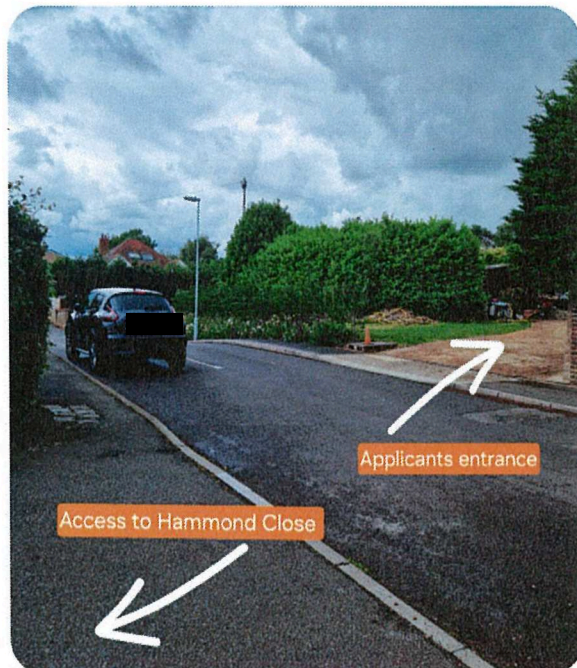
1.6 Garage owned by 1 Hammond Drive



1.7 TPO Oak Tree at end of cul-de-sac, opposite 1 Hammond Drive's garage



1.8 X is where applicant proposes to build the new ancillary garage / accomodation



1.9

Photo Appendix



2.0 An open garden by the entrance to Hammond Close



2.1 Satellite view of Hammond Close



2.2



2.3

Photo Appendix



2.4 Hammond Drive – single lane access to the site on the right hand side. (Photo taken 15/06/26)



2.5 Hammond Drive – single lane access and cul-de-sac. No room to maneuver large construction vehicles. (Photo taken 10/06/26)



2.6 Hammond Drive – single lane access. View from Briar Cottage and Ashhurst shared driveway, looking across from Durrington Hill to Hammond Drive. (Photo taken 11/06/2026).



2.7 Refuse collectors stopping cars and a pedestrian on Durrington Hill to reverse into and gain access to Hammond Drive.



2.8 Cars blocked to allow access for refuse collectors on Hammond Drive.