



12 Westbrooke

Design, Planning & Sustainability Statement

01. Executive Summary

12 Westbrooke has been carefully developed to provide improved family accommodation while respecting the character, scale and amenity of its established residential setting.

12 Westbrooke is an established family home within a mature residential setting in Worthing.

This statement supports a Householder Planning Application for extensions and alterations that will improve the quality, functionality and environmental performance of the dwelling.

The proposals have been developed through a careful assessment of the site, neighbouring relationships, buildability and architectural quality.

The scheme provides improved family accommodation, strengthens the relationship between the house and garden and delivers a coherent, high-quality response to the existing property.



High-quality residential design

Improved family accommodation

Context-led design approach

Enhanced sustainability

Neighbourly design response

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02. Site & Context

Understanding the site and its residential setting.

Established residential setting

Generous plot and garden

Detached family dwelling

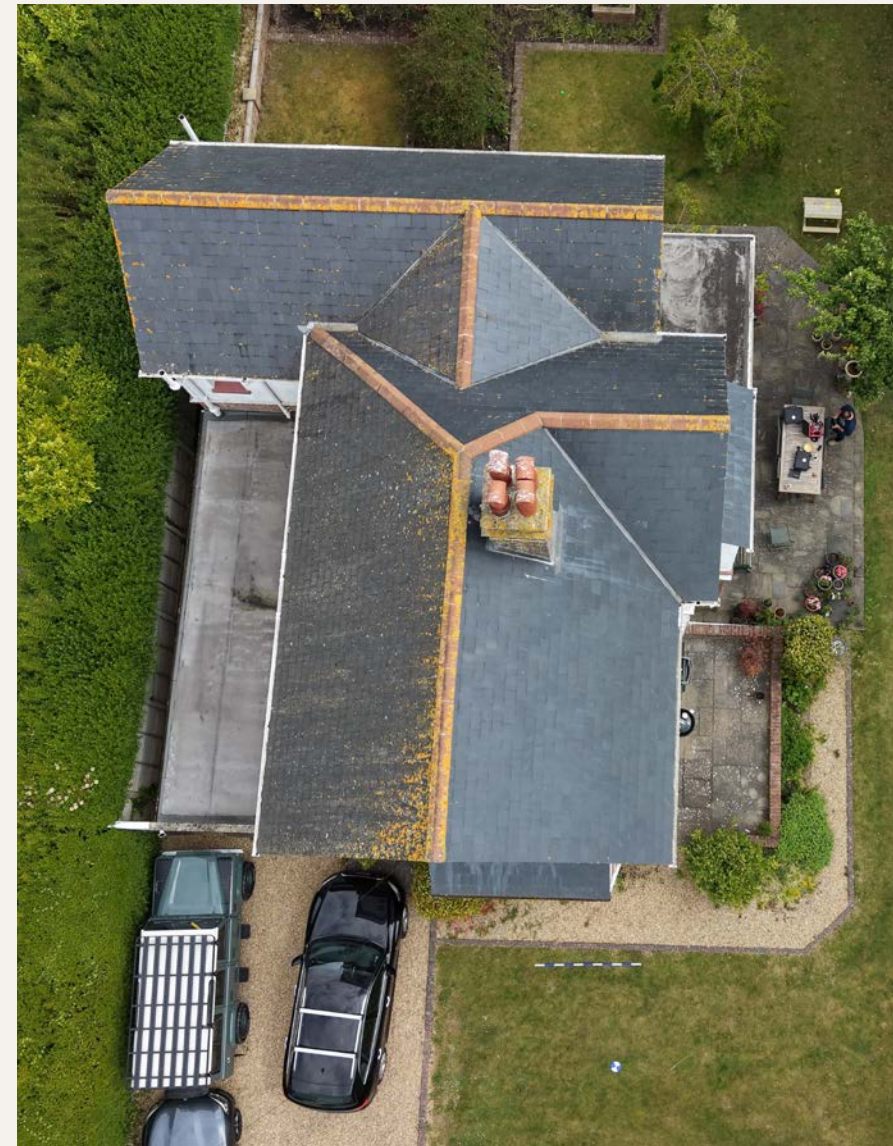
Context-led design response

2.1 Site Description

12 Westbrooke is an established detached family dwelling located within a mature residential area of Worthing.

The property occupies a generous plot with private driveway parking, substantial garden space and established boundary planting. The dwelling forms part of a settled residential environment characterised by family housing, mature landscaping and spacious plot arrangements.

The site benefits from a strong relationship with its surrounding garden setting and provides an opportunity to improve the quality, functionality and environmental performance of the existing dwelling through carefully considered extensions and alterations.



02. Site & Context

2.2 Surrounding Context

The surrounding area is residential in character and comprises a varied mix of detached and semi-detached family homes, including properties of differing ages, roof forms, materials and architectural styles.

The aerial views demonstrate the established suburban grain of Westbrooke, with dwellings generally set within generous plots and defined by mature boundary planting, garden spaces and private driveways.

Nos. 10, 12 and 14 Westbrooke sit within a loose arrangement of substantial residential plots, where buildings are typically separated by garden space and landscaped boundaries rather than forming a continuous frontage.

This varied context provides capacity for carefully considered residential alteration, provided that development remains proportionate, neighbourly and responsive to its immediate setting.

The proposed works have therefore been designed to respect the established character of the area, maintain appropriate relationships with adjoining properties and enhance the existing dwelling without disrupting the wider residential pattern.



03. Design Response

A considered response to context and function.

Responds to site constraints

Supports family living

Refined for buildability

Context-led design response

3.1 Design Objectives

The proposals have been developed to improve the functionality, flexibility and long-term usability of the existing dwelling whilst respecting the character of the site and its surroundings.

The design seeks to provide enhanced family accommodation, improve the relationship between internal living spaces and the garden, and deliver a more coherent and efficient arrangement of accommodation throughout the property.

This approach allows the scheme to provide improved internal space while remaining respectful of neighbouring amenity, garden character and the wider residential setting.



03. Design Response

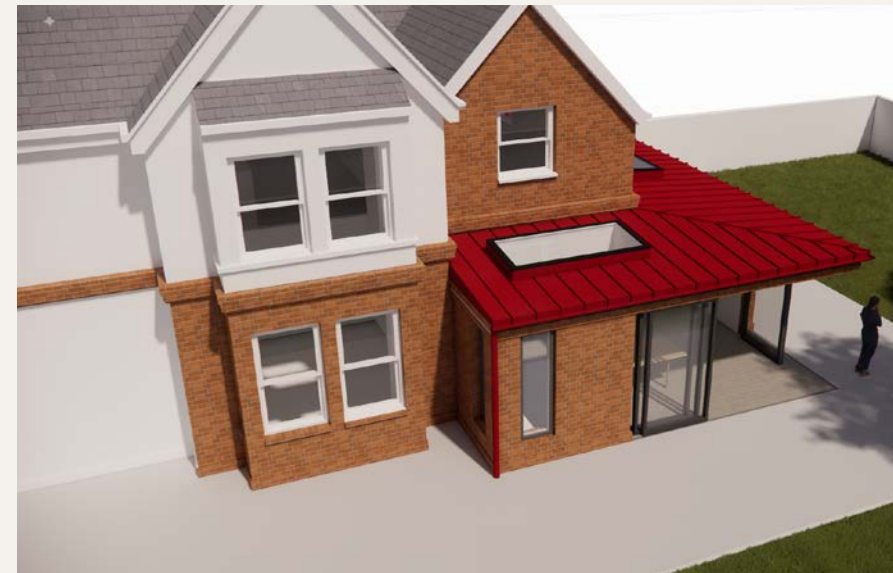
3.2 Scale, Massing & Roof Form

The proposed extensions have been carefully designed to remain proportionate to the host dwelling and subservient to the dominant form of the existing house.

The design retains the existing garage wall line, avoiding the need to project the building further towards the side boundary. This refinement reduces structural complexity and helps maintain a more restrained built form.

The ground floor extension is expressed with a shallow standing seam metal roof, allowing the additional accommodation to sit low against the existing dwelling and reduce perceived bulk when viewed from neighbouring properties and the garden.

The proposed roofscape combines low-profile roof forms and carefully positioned rooflights to maximise natural daylight while maintaining privacy and neighbour amenity. The result is a measured and subservient addition that improves family accommodation without creating unnecessary visual prominence.



03. Design Response

3.3 Materials & Appearance

The material palette has been selected to complement the existing dwelling and maintain a coherent residential character.

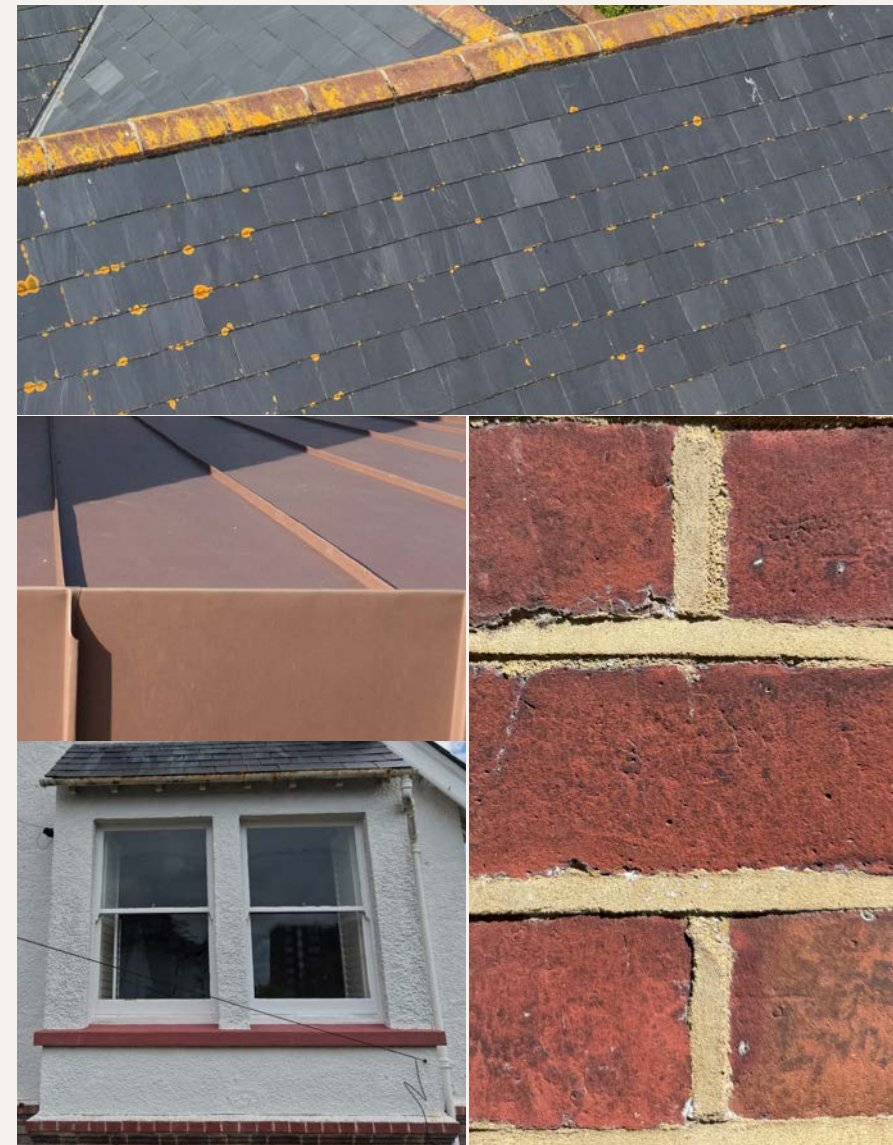
New brickwork will match, or closely reflect, the tone and character of the existing brickwork. A matching brick plinth and brick head detail will be used at ground floor level to reflect the established detailing of the house and visually anchor the extension.

Render finishes and blue slate roof coverings will sit comfortably with the existing property and maintain continuity with the traditional roofscape.

The standing seam metal roof introduces a restrained contemporary element. Its final colour is to be confirmed, but is anticipated to be a warm red-brown or muted bronze tone selected to complement the brickwork and reduce visual contrast.

Timber windows are proposed to the principal elevation, while contemporary glazed windows and doors to the rear improve daylight and strengthen the connection to the garden.

External timber doors or shutters to the garage frontage will preserve privacy, security and a softer residential appearance from the street.



3.4 Design Summary



01 — Proportionate Design

The proposals have been carefully composed to remain proportionate to the existing dwelling, with scale, massing and roof form controlled to avoid unnecessary visual bulk.

02 — Low-Profile Roof Form

The shallow standing seam roof allows the ground floor extension to sit low against the existing house, helping the new accommodation read as a subservient addition.

03 — Contextual Materials

Brickwork, render, slate and standing seam metal have been selected to complement the existing property and maintain a coherent residential character.

04 — Improved Family Living

The scheme improves the functionality of the home, creating better family accommodation and a stronger connection between the principal living spaces and the garden.

05 — Neighbourly Response

The design maintains an appropriate relationship with neighbouring properties, with careful consideration given to privacy, outlook, daylight and residential amenity.

04. Proposed Development

A sensitive enhancement of an existing family home.

Existing side additions removed
New hipped-roof side extension
Improved family accommodation
Low-profile rear extension

4.1 Description of Works

The application seeks permission for extensions and alterations to the existing dwelling at 12 Westbrooke.

The proposals include the removal of existing single-storey side and rear elements and the construction of a new hipped-roof side extension, together with a low-profile rear extension.

At ground floor level, the scheme provides an improved kitchen, dining and family living arrangement with a stronger connection to the rear garden.

The works also include associated external alterations, rooflights, replacement windows and doors, and a coordinated material strategy designed to complement the existing dwelling.



04. Proposed Development

4.3 Scale and Extent

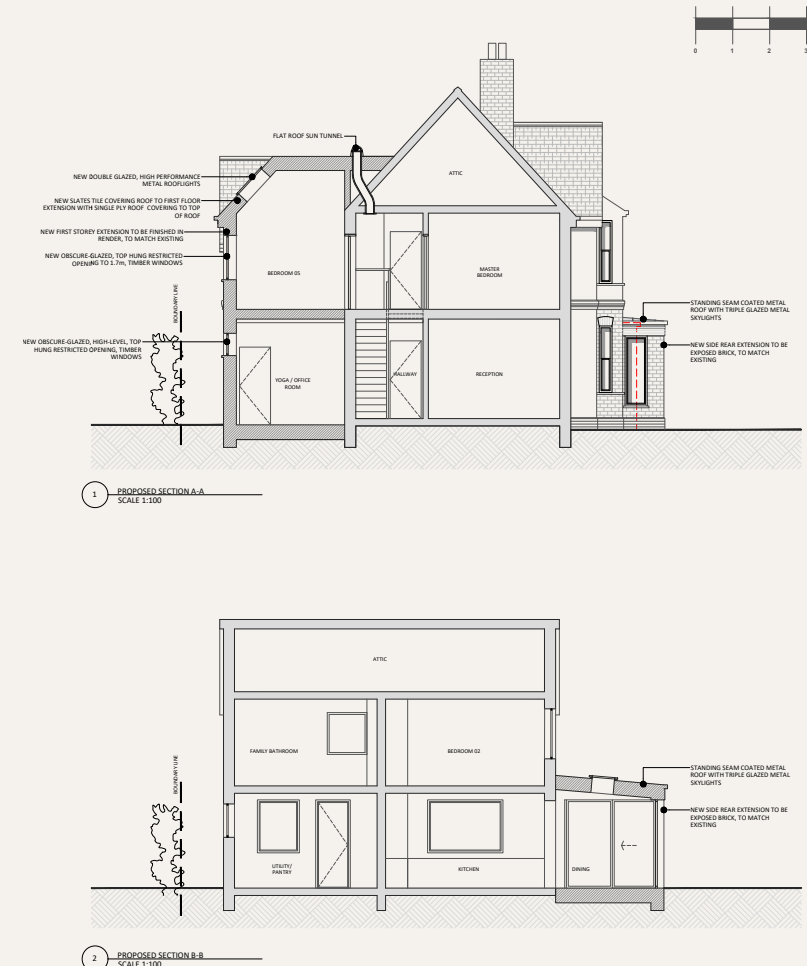
The proposed development remains proportionate to the existing dwelling and the generous scale of the plot.

The scheme has been arranged to improve accommodation without overextending the building or eroding the established garden setting. The existing garage wall line is retained, avoiding unnecessary projection towards the side boundary and helping maintain a restrained overall form.

The rear extension sits low against the existing house, with the shallow roof form reducing perceived bulk when viewed from the garden and neighbouring properties.

Existing Ground Floor GIA:	116sqm
Proposed Ground Floor GIA:	150sqm
Existing First Floor GIA:	82sqm
Proposed First Floor GIA:	108sqm
Net increase:	60sqm, Approx 30% increase

The resulting scale of development is appropriate to the site and remains compatible with the residential character of Westbrooke.



04. Proposed Development

4.4 Garden Relationship & External Works

The proposals improve the relationship between the house and rear garden by creating a clearer connection between the principal living spaces and the external amenity area.

The rear extension opens the kitchen, dining and family spaces towards the garden, improving outlook, daylight and everyday use. This allows the garden to function as a more natural extension of the main living accommodation.

A new patio, approximately 3m deep, is proposed immediately outside the rear extension. This will provide a practical external seating and dining area and create a generous transition between the house and lawn.

The patio is intended to be finished in a light buff stone or porcelain paving, selected to provide a calm domestic appearance and sit comfortably with the proposed brickwork, glazing and roof finishes.

Flush thresholds will be incorporated where appropriate, designed to comply with Building Regulations and improve accessibility between the house and garden.



04. Proposed Development

4.5 Proposed Development Summary

The proposed development provides a practical and proportionate enhancement to the existing dwelling.

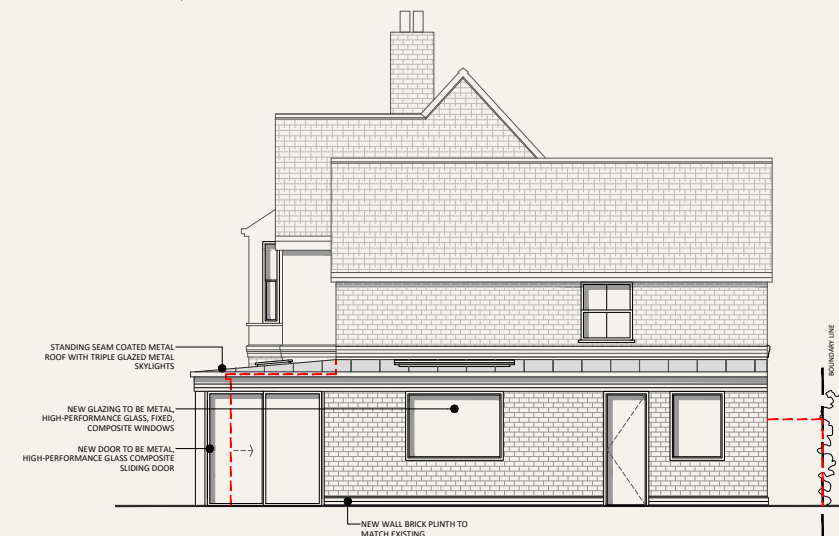
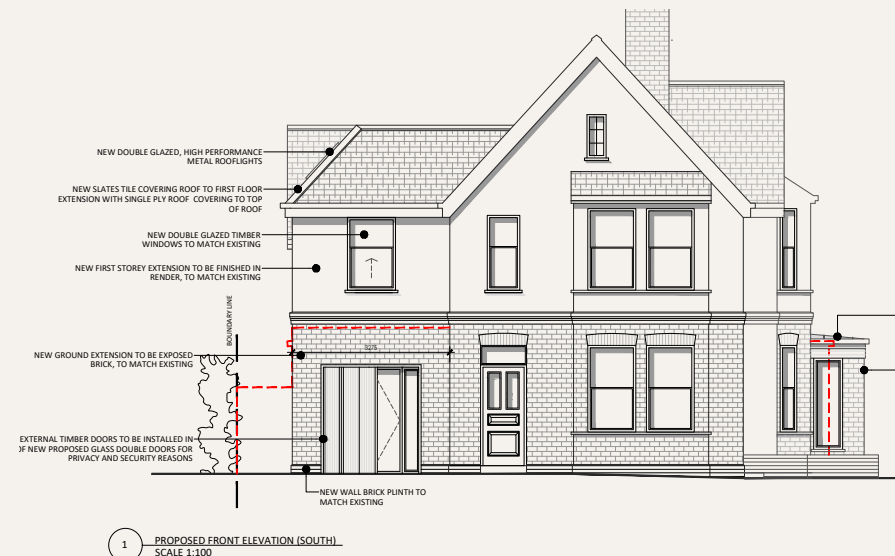
The scheme removes less efficient existing side and rear additions and replaces them with a clearer arrangement of accommodation that better supports family living.

The new side extension and low-profile rear extension have been designed to sit comfortably with the host building, using controlled scale, restrained roof forms and a coordinated material palette.

The proposals improve the kitchen, dining and family spaces, strengthen the relationship with the rear garden and provide a more flexible layout for day-to-day use.

The overall form remains domestic in character and appropriate to the generous residential plot.

Taken as a whole, the development improves the functionality, appearance and environmental performance of the house while maintaining a respectful relationship with neighbouring properties and the established character of Westbrooke.





05. Residential Amenity Assessment

Maintaining a neighbourly relationship.

Privacy protected

Outlook maintained

Daylight considered

Garden space retained

5.1 Overview

The proposals have been designed to improve the existing dwelling while maintaining an appropriate relationship with neighbouring properties.

Careful consideration has been given to the position, scale and form of the extensions, together with window placement, boundary relationships and the retained garden setting.

The development remains domestic in character and is not considered to result in unacceptable harm to neighbouring amenity.

5.2 Privacy and Overlooking

The proposed window arrangement has been designed to avoid unacceptable overlooking of adjoining properties.

New openings are principally directed towards the application site and rear garden. Side-facing windows are limited and, where appropriate, will be obscure glazed or positioned to avoid direct overlooking.

The rear extension does not introduce balconies, raised terraces or elevated viewing platforms.

5.3 Daylight, Sunlight and Outlook

The proposed extensions have been arranged to reduce perceived bulk and avoid an overbearing relationship with neighbouring properties.

The controlled side extension and low-profile rear extension help minimise impact on outlook, daylight and sunlight. The shallow rear roof form reduces visual mass when viewed from neighbouring gardens.

The proposals are therefore not considered to result in unacceptable enclosure or loss of amenity.

05. Residential Amenity Assessment

5.4 Garden and Amenity Space

The site benefits from a generous garden setting and the proposals retain substantial private amenity space.

The development improves the usability of the house and garden without resulting in overdevelopment of the plot. The proposed patio and external works remain domestic in scale and support everyday family use.

5.5 Amenity Summary

Through careful control of scale, massing, window placement and roof form, the scheme protects privacy, outlook, daylight and garden character.

The development is therefore considered acceptable in residential amenity terms.



06. Sustainability Statement

Improving long-term environmental performance.

Fabric-first approach

High-performance glazing

Responsible drainage

Biodiversity enhancements

6.1 Fabric and Energy Performance

The scheme has been developed with a fabric-first approach.

New walls, roofs, floors, windows and doors will be designed to meet current Building Regulations and improve the thermal performance of the dwelling where new works are undertaken.

High-performance glazing will improve comfort, reduce heat loss and increase natural daylight within the principal living spaces.

The proposals provide an opportunity to upgrade older building fabric as part of the wider works, helping to reduce energy demand and improve day-to-day comfort. The approach prioritises durable, well-insulated construction and careful detailing to support the long-term performance of the home.

6.2 Natural Light and Comfort

The proposed layout improves daylight, outlook and everyday usability. Rooflights, a sun tube and front and rear glazing will bring natural light into the extended plan, reducing reliance on artificial lighting during daytime use.

The controlled roof form and coordinated material approach will support a durable and efficient building envelope.

6.3 Flood Risk and Surface Water Drainage

A Government flood risk check has been undertaken for 12 Westbrooke, BN11 1RE. The site is identified as having a very low yearly chance of flooding from surface water and from rivers and the sea, including future climate change allowances.

The proposals relate to domestic extensions to an existing dwelling and do not introduce a new dwelling or more vulnerable use. A standalone Flood Risk Assessment is therefore not considered necessary.

Surface water will be managed within the site where practicable, with drainage developed in accordance with Building Regulations.

06. Sustainability Statement

6.4 Biodiversity and Landscape

The proposals retain the established garden setting and mature boundary character of the site.

An existing apple tree within the garden is proposed to be removed. The tree is understood to be of limited amenity value, with a reduced crown and limited long-term contribution to the wider landscape character of the site.

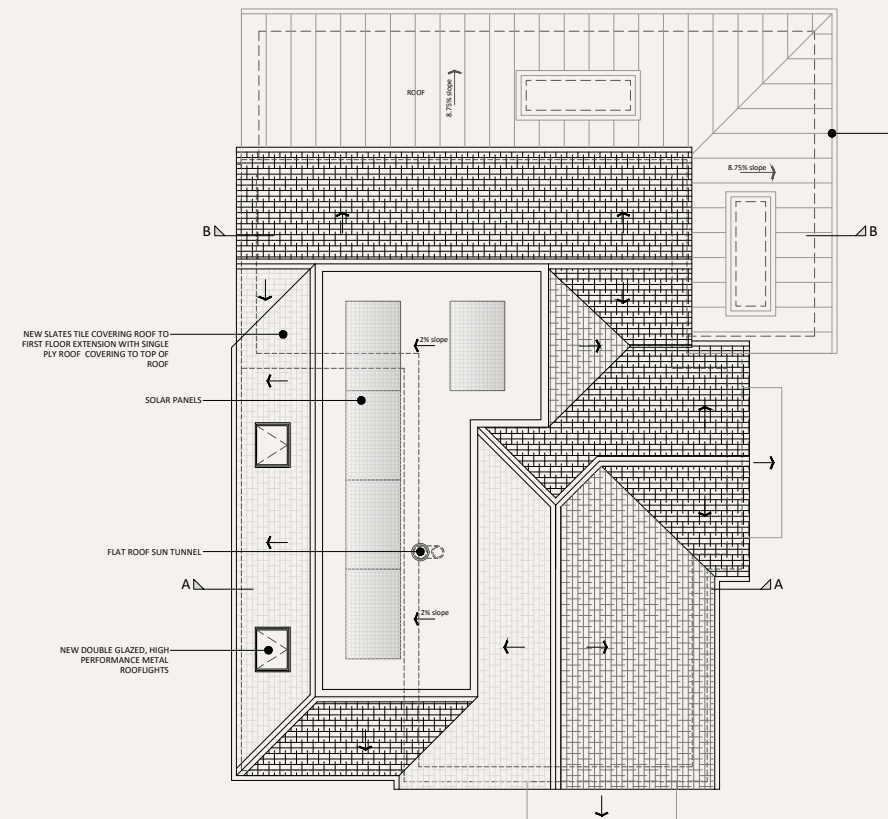
Replacement garden planting will be incorporated as part of the external works, with opportunities for pollinator-friendly planting, bird boxes or bat features where appropriate.

6.5 Sustainability Summary

The development improves the environmental performance, comfort and long-term usability of the existing dwelling.

The proposals combine improved building fabric, high-performance glazing, responsible drainage, biodiversity measures and proposed solar panels with battery storage as part of a proportionate sustainability strategy.

Together, these measures will help reduce operational energy demand and support the long-term sustainability of the property.



07. Planning Policy Assessment

Aligned with national and local planning policy.

High-quality design

Neighbouring amenity protected

Heritage setting respected

Sustainable development supported

7.1 National Planning Policy Framework

The National Planning Policy Framework seeks to secure well-designed places, protect amenity and support sustainable development.

The proposal responds positively to these objectives by improving an existing family dwelling through a high-quality residential extension that remains compatible with the established character of Westbrooke.

7.2 Worthing Local Plan

The Worthing Local Plan 2023 forms part of the statutory development plan for the borough.

Policy DM5 requires development, including extensions and alterations, to be of high architectural and design quality, respond to local character and avoid unacceptable impacts on neighbouring occupiers.

The proposal accords with these objectives through controlled scale, careful massing, contextual materials and a neighbourly arrangement of openings.

7.3 Heritage Statement / Conservation Area Setting

The application site is understood to lie outside the Conservation Area, although the adjoining property is located within it.

The proposal has therefore been considered with regard to the setting of the adjacent Conservation Area. The front and side elements adopt a restrained domestic character, using traditional materials and detailing including brickwork, render, slate, timber windows and a hipped roof form.

The rear extension is lower in profile and is primarily experienced within the private garden setting. Its scale, roof form and material treatment have been carefully controlled to avoid unnecessary visual prominence. The proposal is not considered to harm the character, appearance or setting of the adjacent Conservation Area.

07. Planning Policy Assessment

7.4 Sustainability, Drainage and Biodiversity

The proposals respond positively to local sustainability objectives through improved fabric performance, high-performance glazing, responsible surface water management, solar panels with battery storage and replacement planting.

The development therefore follows the principles of sustainable design in a proportionate manner appropriate to a householder application.

7.5 Policy Summary

The proposal is considered to comply with the relevant objectives of national and local planning policy.

It represents a high-quality, proportionate and sustainable enhancement to an existing dwelling, with no unacceptable impact on neighbouring amenity, local character or the setting of nearby heritage assets.

The scheme has been carefully designed to respond to the host dwelling and surrounding residential context through controlled scale, restrained massing, contextual materials, improved sustainability measures and a neighbourly arrangement of openings.



08. Planning Balance & Conclusion

A balanced improvement to an established home.

Domestic in scale
Contextually responsive
Amenity impacts limited
Planning permission justified

8.1 Planning Balance

The application seeks planning permission for extensions and alterations to an existing family dwelling within an established residential area.

The proposal provides improved family accommodation, a more functional internal layout and a stronger relationship between the house and garden. These are clear benefits of the scheme.

The extensions have been designed to remain proportionate to the host dwelling and responsive to the character of Westbrooke. The side extension is controlled in form and appearance, while the rear extension sits low against the existing house and reduces perceived bulk.

Neighbouring amenity has been carefully considered through the scale, roof form, window placement and retained garden setting.

The proposal also supports improved environmental performance through enhanced building fabric, high-performance glazing, responsible drainage, solar panels, battery storage and replacement planting.

8.2 Conclusion

The proposals represent a balanced and well-designed enhancement to 12 Westbrooke.

The development improves the quality, functionality and environmental performance of the existing dwelling while maintaining an appropriate relationship with neighbouring properties and the surrounding residential context.

The proposal accords with the objectives of national and local planning policy and is considered acceptable in planning terms.

Planning permission is therefore respectfully sought.



Abel Titchner Associates is a RIBA Chartered Architectural Practice and construction consultancy with experience across residential, heritage, refurbishment and technically complex projects.

Our work combines architectural design, planning strategy and practical construction understanding, allowing proposals to be developed with clarity, coordination and buildability in mind.



For this application, ATA has prepared a clear and proportionate planning submission that explains the design rationale, site context, sustainability measures and planning considerations supporting the proposed works.

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