Design Document
October 2026
Issue 01

Project Address
26 The Heights
Worthing
West Sussex
BN14 0AJ

Thoughtfully Designed Objects, Spaces & Places

Holland_Works

Architecture & Design Works

Local planning referencce AWDM/1602/25

Following development of the detailed design of the proposed application a small number of amendments are sought to simplify the buildability of the scheme and maintain the qaulity of the design intent.

As the original application had been determined in excess of the staturotry period for determination, the following amendments are sought under an S73 Variation of conditions application in order to enable the development to continue into the construction stage.

Purpose of application

This application is submitted under Section 73 of the Town and Country Planning Act 1990 and seeks the variation of Condition 1: "Approved Plans" of planning permission AMDM/1602/25, in order to substitute the approved drawings with revised drawings incorporating a number of minor design amendments.

The description of development approved under AMDM/1602/25 remains unchanged.

"Erection of a first floor above the existing bungalow to form a two-storey house with associated alterations"

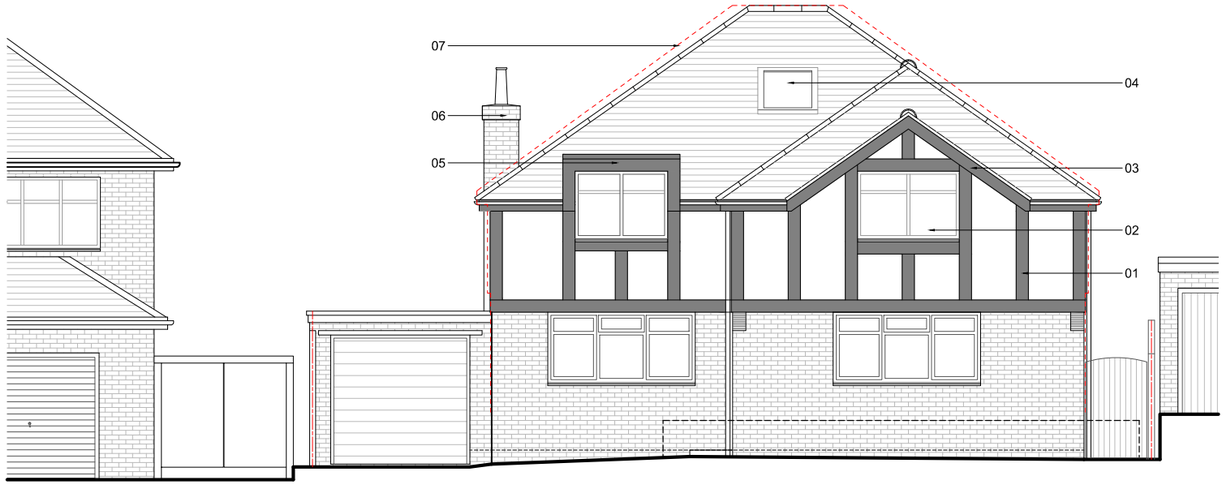
The proposed amendments are as follows:

1. Reduction of roof angle by one degree to remove flat roof section from main roof slope and replace with a single row of ridge tiles.
2. Re-ordering of flat roof dormer on front elevation to small gable and small gable to flat roof dormer.
3. Propoosed flat roof dormers to be clad in lead sheet for long term weathering and increased durability.
4. Change from black to a grey coloured mock tudor board for all first floor cladding including bargeboards/fascias & soffits.
5. Two additional clear glazed roof windows on East and South roof slopes. One over stairs and one over a bedroom.
6. Remove metal external flue pipe, retain original brick chimney and extend in height to comply with AD Part J of the building regulations.
7. Subtle fenstration changes with arrangement of mullions for new windows at first floor.
8. Calculation of total new first floor area amounts to 99.5m2 as previous calculation was incorrect not taking into account the construction wall build-up.

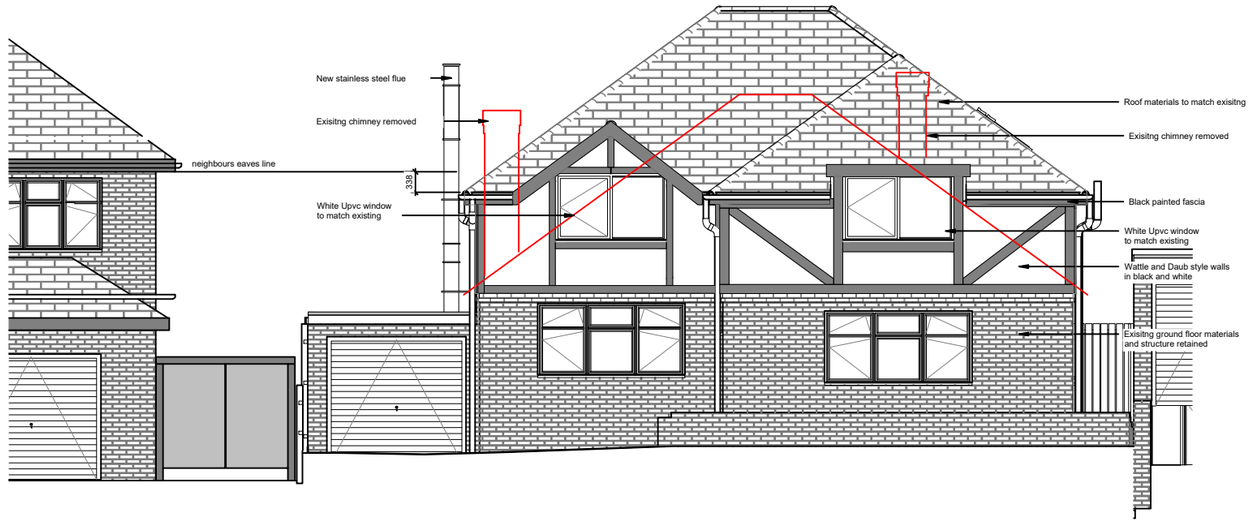
Description of changes with diagrams on following pages;

Overall, the amendments retain the approved general configuration and massing at first floor that would not result in any increased overlooking or impact on neighbouring amenity. The appearance is felt to be enhanced through the revised composition of the principle elevations and sublte change to the proposed material palette and retention of the chimney.

© Copyright of Holland_Works

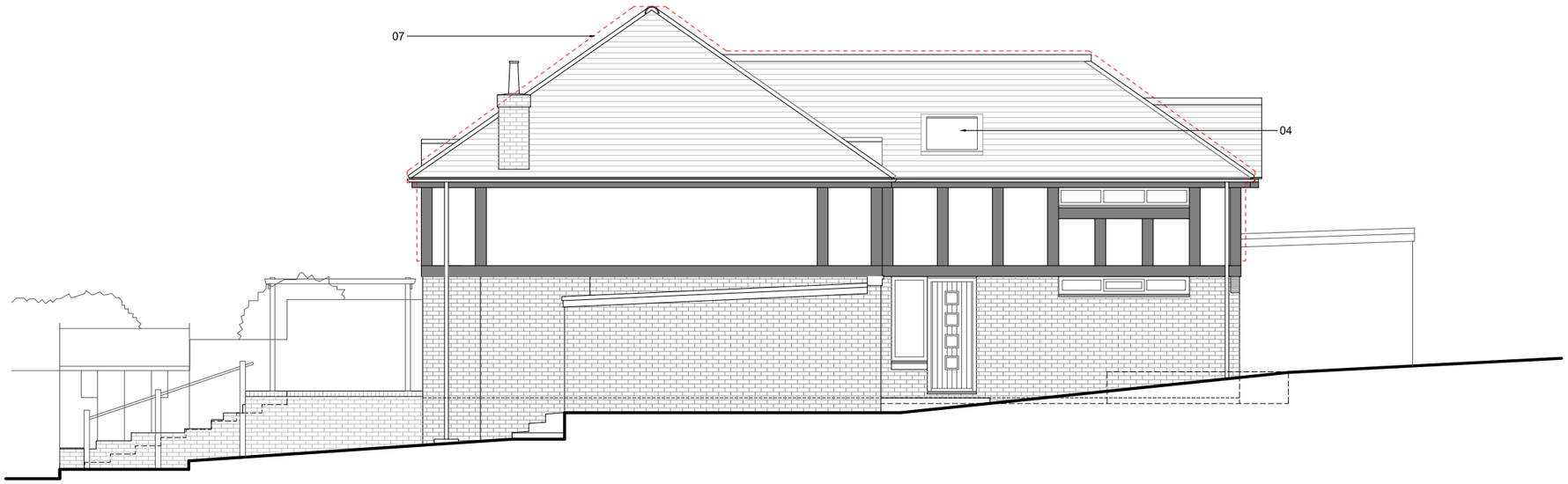


Proposed alterations to front elevation

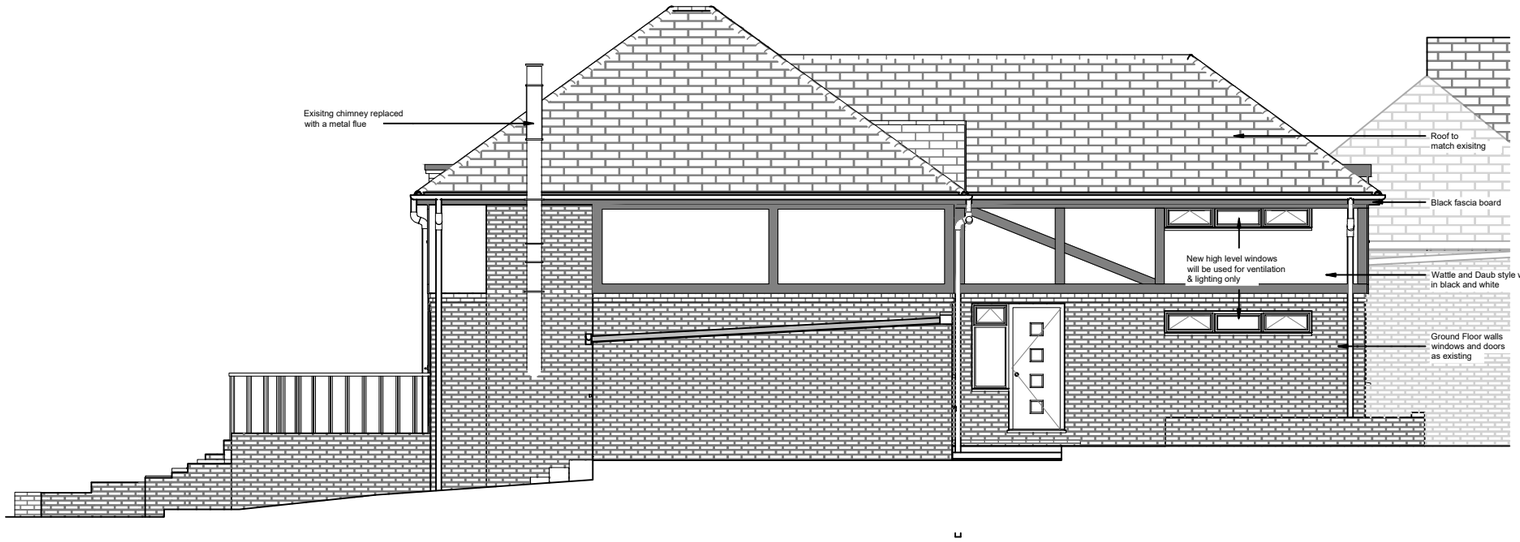


Currently approved front elevation drawing

© Copyright of Holland_Works



Proposed alterations to side (South) elevation



Currently approved side (South) elevation drawing

© Copyright of Holland_Works

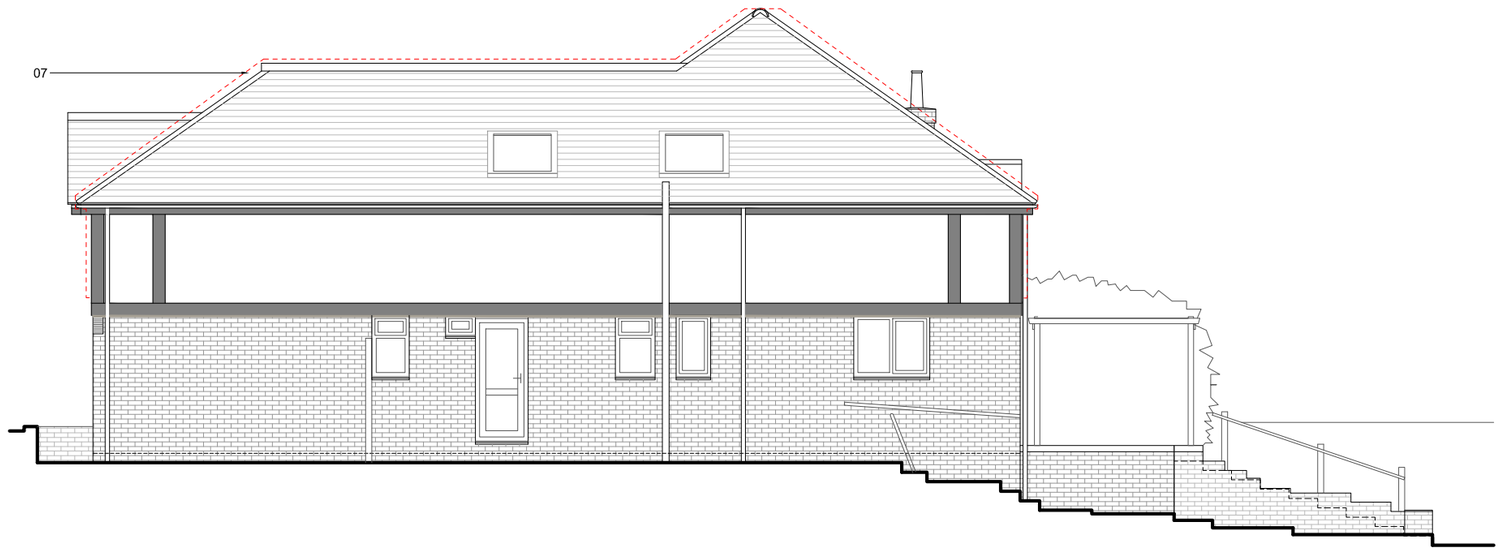


Proposed alterations to rear elevation



Currently approved rear elevation drawing

© Copyright of Holland_Works



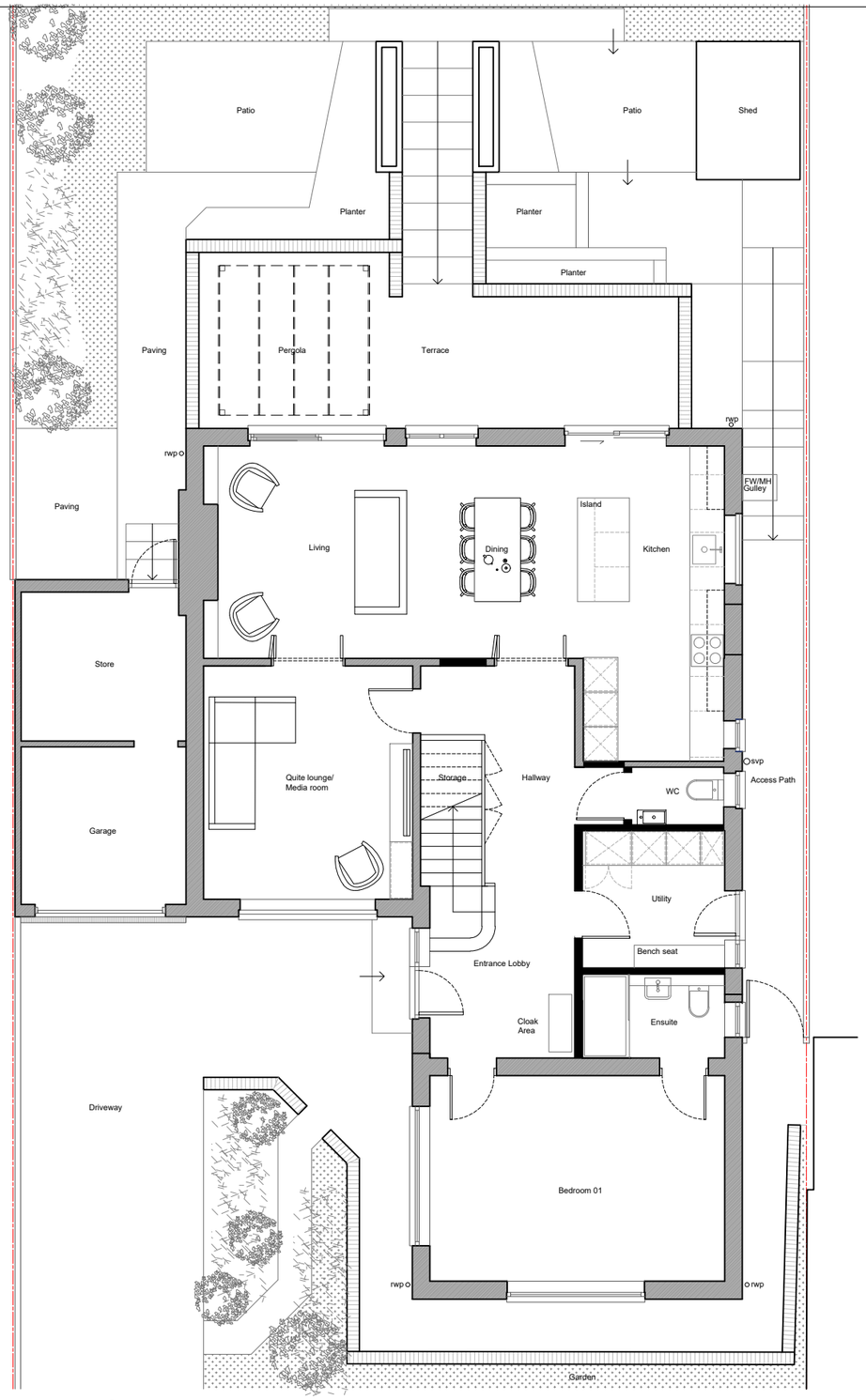
Proposed alterations to side (North) elevation



Currently approved side (North) elevation drawing

© Copyright of Holland_Works

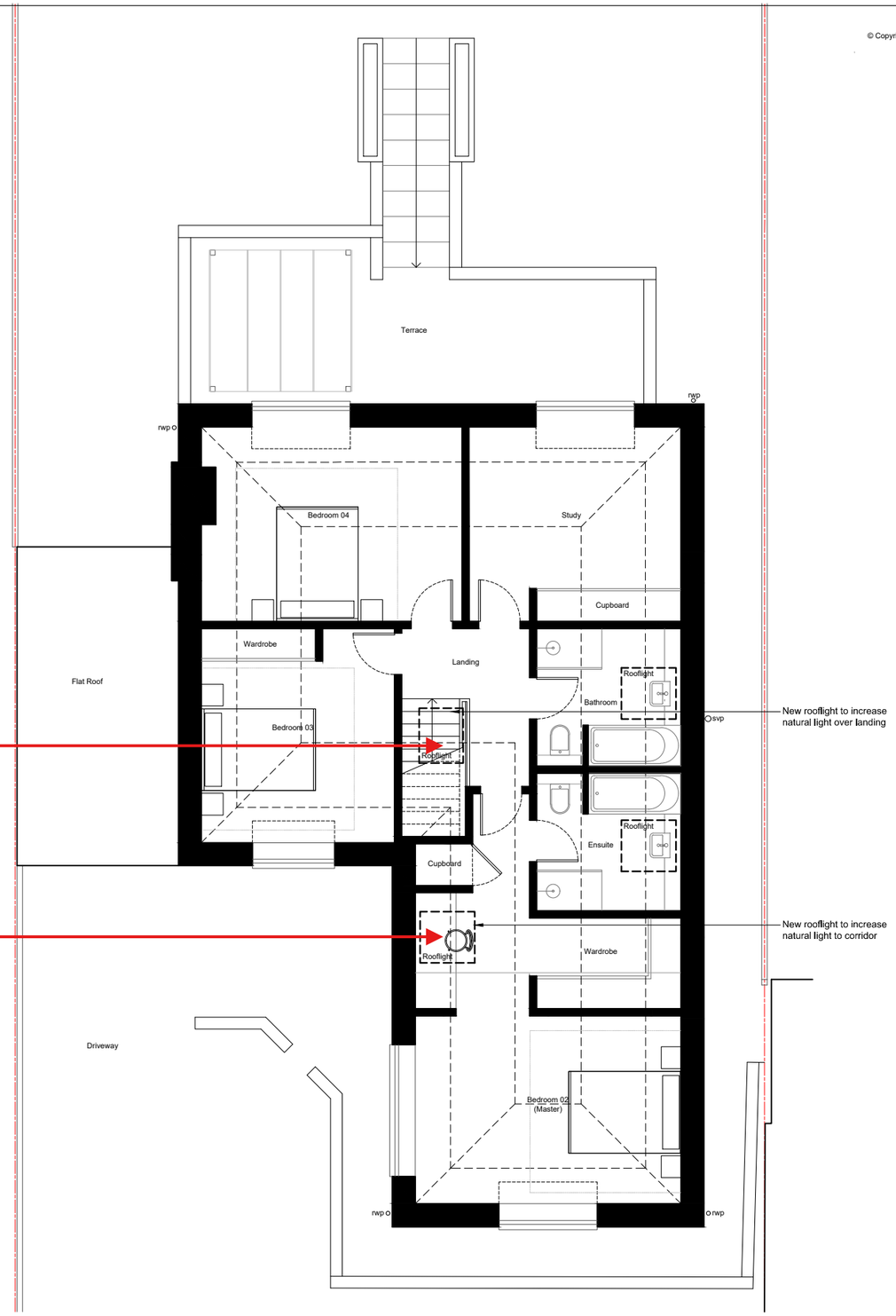
© Copyright of Holland_Works



Proposed Ground Floor Plan

New roof window

New roof window



Proposed First Floor Plan

0 1m 3m 5m
1:100

Thoughtfully Designed Objects, Spaces & Places

HOLLAND_WORKS

Hollandworks.co.uk

General Notes: 1. Do not scale drawings. Dimensions govern. 2. All dimensions are in millimeters unless noted otherwise.
3. All dimensions shall be verified on site before proceeding with the work. 4. Designer HW. shall be notified in writing of any discrepancies.

Material Legend

Key

- Existing walls
- Existing elements being demolished
- New construction

REV	DATE	DESCRIPTION

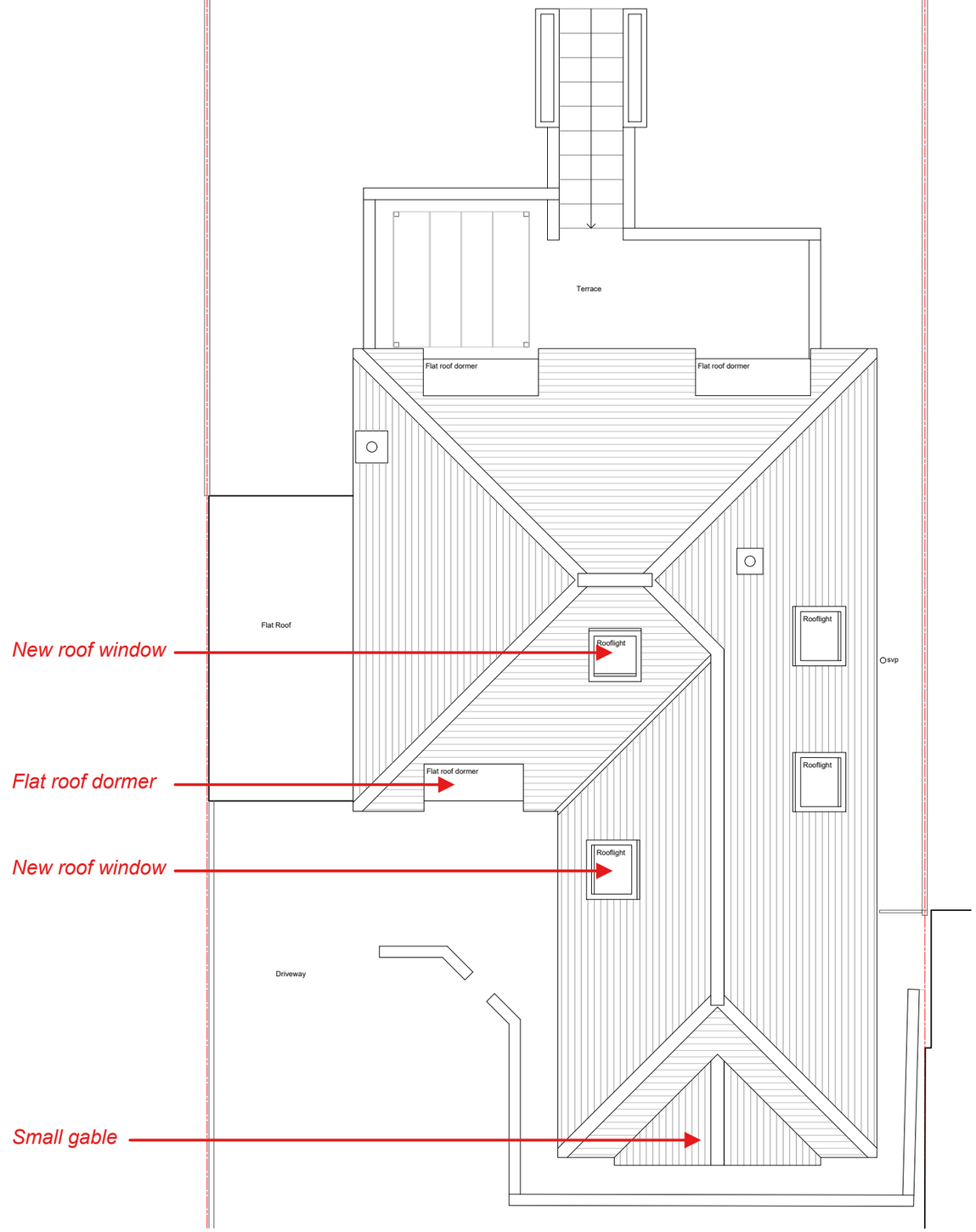
Project	26 The Height's, Worthing
Drawing Title	Proposed ground & first floor plans
Scale/Format	1.100 / A3
Drawing No.	2608_25 REV

N

First Issue: 16. 10. 2026

Status: PLANNING

© Copyright of Holland_Works



Proposed Roof Plan

0 1m 3m 5m
1:100

Material Legend

Key

- Existing walls
- Existing elements being demolished
- New construction

REV	DATE	DESCRIPTION

Project	26 The Height's, Worthing
Drawing Title	Proposed roof plan
Scale/Format	1.100 / A3
Drawing No.	2608_26 REV

First Issue: 16. 10. 2026

Status: PLANNING

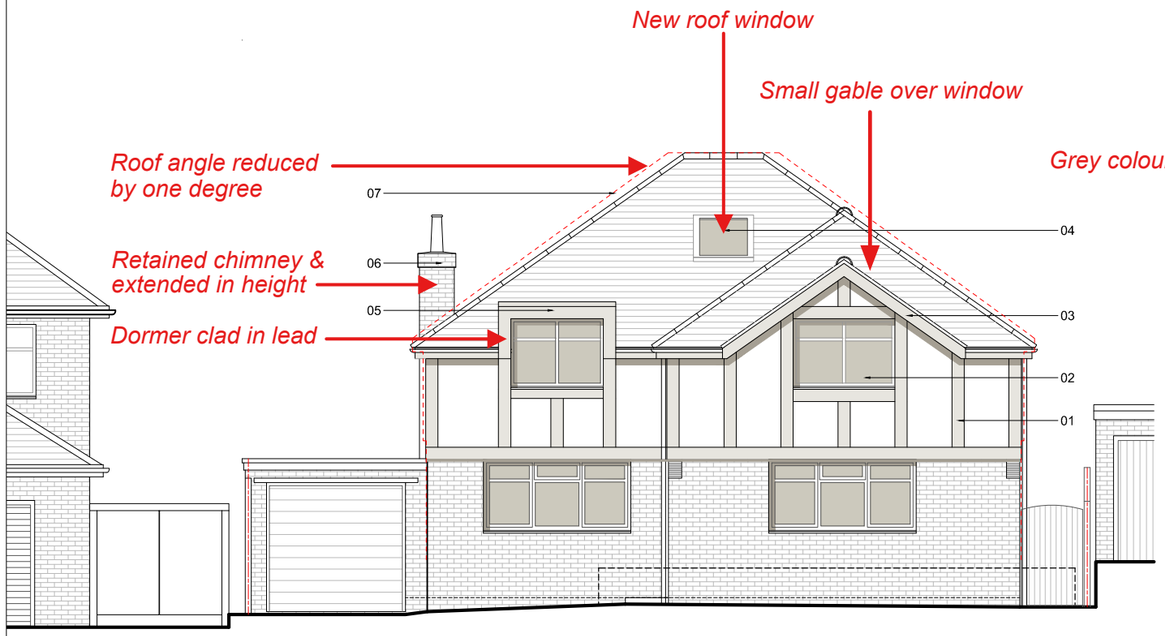
Thoughtfully Designed Objects, Spaces & Places

HOLLAND_WORKS

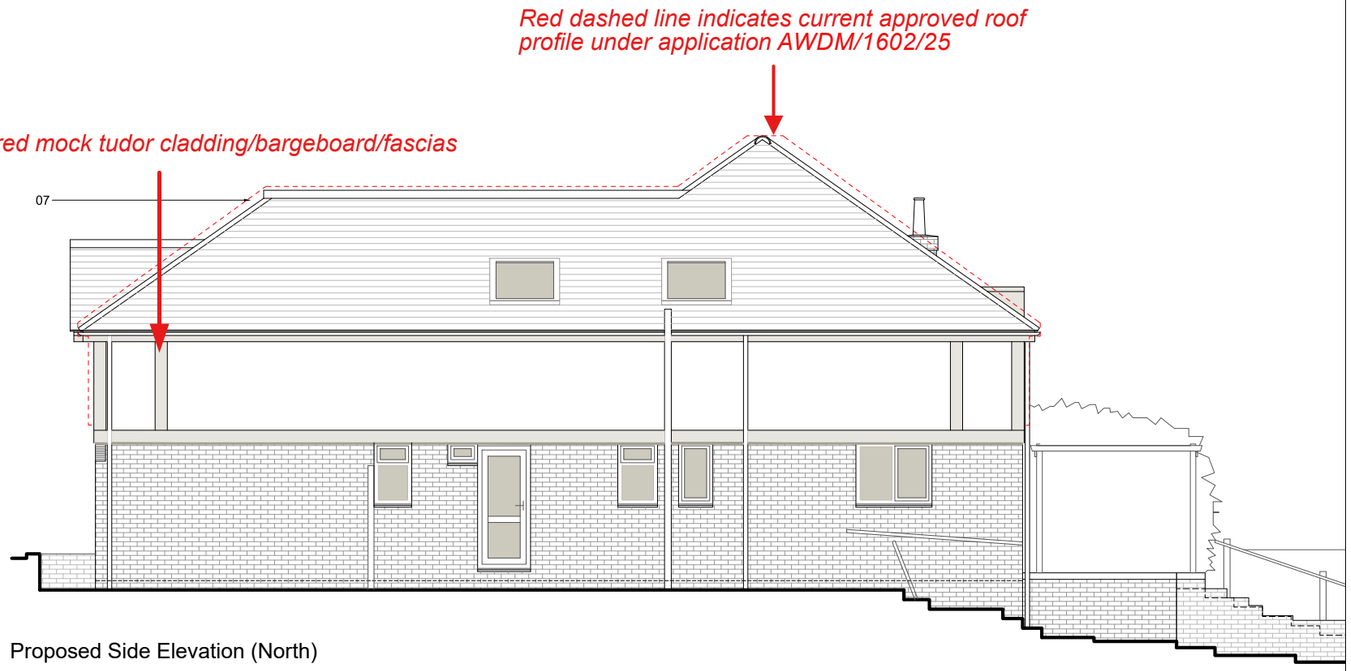
Hollandworks.co.uk

General Notes: 1. Do not scale drawings. Dimensions govern. 2. All dimensions are in millimeters unless noted otherwise.
3. All dimensions shall be verified on site before proceeding with the work. 4. Designer HW. shall be notified in writing of any discrepancies.

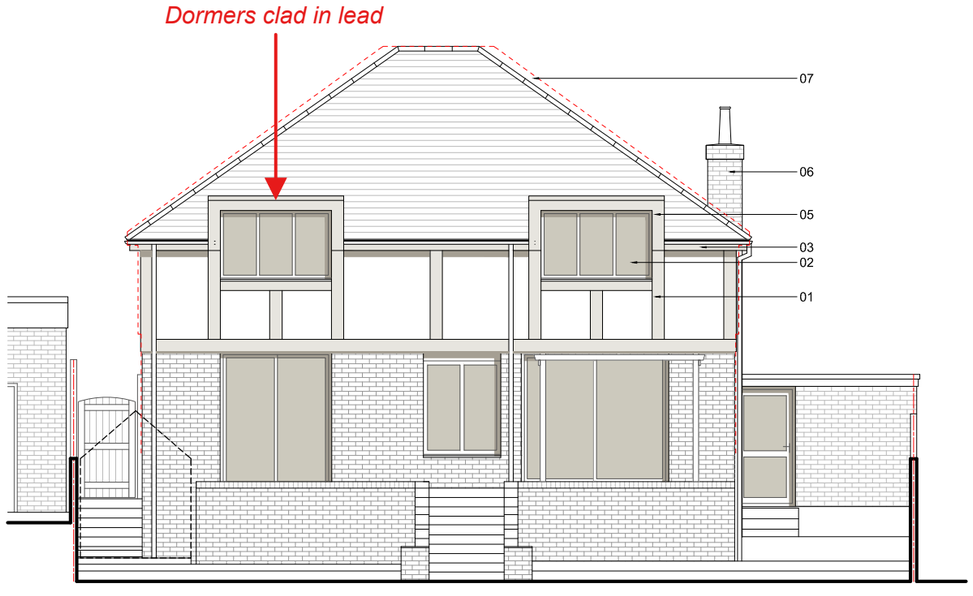
© Copyright of Holland_Works



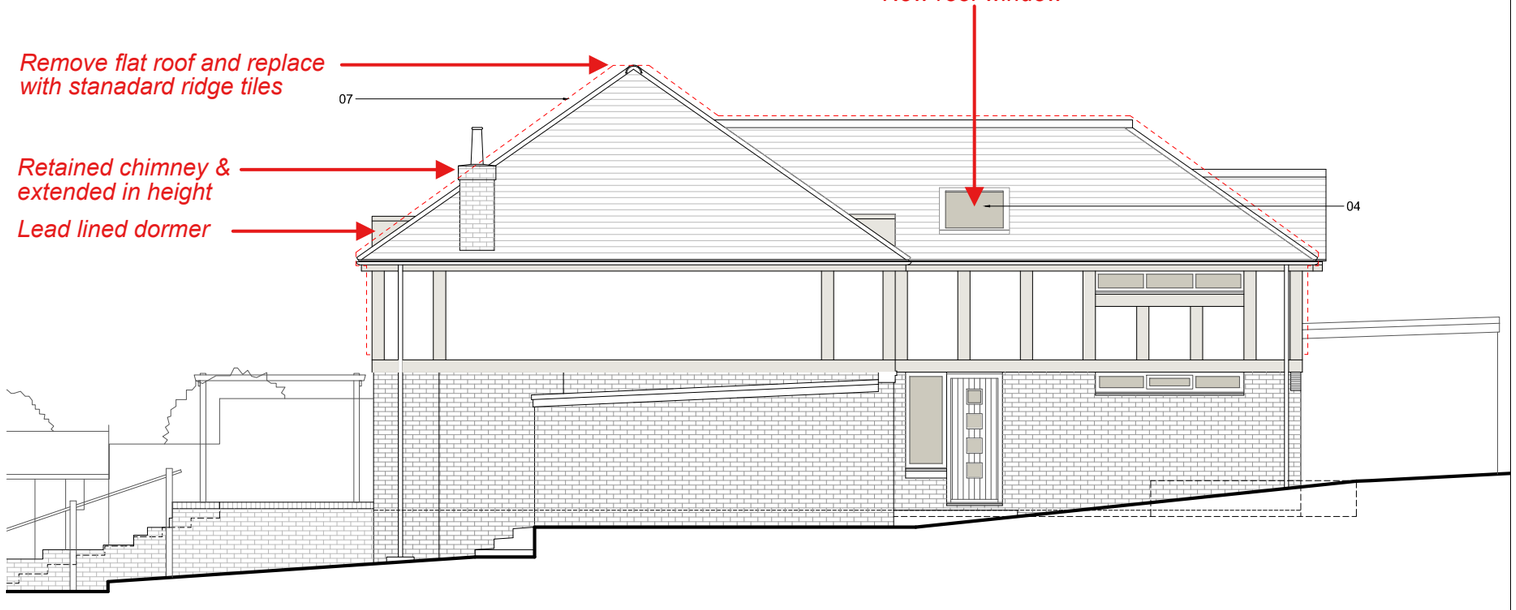
Proposed Front Elevation (East)



Proposed Side Elevation (North)



Proposed Rear Elevation (West)



Proposed Side Elevation (South)

0 1m 3m 5m
1:100

Thoughtfully Designed Objects, Spaces & Places
HOLLAND_WORKS
Hollandworks.co.uk

General Notes: 1. Do not scale drawings. Dimensions govern. 2. All dimensions are in millimeters unless noted otherwise.
3. All dimensions shall be verified on site before proceeding with the work. 4. Designer HW. shall be notified in writing of any discrepancies.

Material Legend

01 Light Grey composite tudor cladding board with light render
02 White pvc windows
03 Light Grey composite grey fascia boards
04 Grey Aluminium roof window
05 Code 5 lead clad flat roof dormer
06 Chimney extended and new flue installed
07 Previous roof line (As Approved)

Key

Building outline of approved application

REV	DATE	DESCRIPTION

Project	26 The Height's, Worthing		
Drawing Title	Proposed Elevations		
Scale/Format	1.100 / A3	First Issue	16. 10. 2026
Drawing No.	2608_27 REV -	Status	PLANNING



Above
Coloured elevation drawing demonstrating revised material palette.

© Copyright of Holland_Works



Above
Example of lead clad flat roof dormer



Above
Example grey coloured mock tudor cladding & light render.



Above
Example grey coloured mock tudor cladding.

© Copyright of Holland_Works



Drawing indicating minimal change to roof massing

© Copyright of Holland_Works

Thank you!