

Planning Inspectorate
Temple Quay House,
2 The Square,
Temple Quay,
Bristol,
BS1 6PN

1st April 2026

Dear Sir/Madam,

RE: HOUSEHOLDER PLANNING APPEAL (AWDM/1564/25) - EXTENSIONS AND ALTERATIONS TO EXISTING DWELLINGHOUSE TO CREATE 1.5 STOREY CHALET STYLE BUNGALOW AT 48 LIME TREE AVENUE, WORTHING, WEST SUSSEX, BN14 0DP

This Statement of Case is written by Lewis & Co Planning on behalf of Mike Donaldson (the Appellant) in relation to a householder planning appeal against refused planning permission AWDM/1564/25 at 48 Lime Tree Avenue, Worthing.

As part of this Appeal, we also submit a letter from XDA Consulting as new information not seen by the Council.

The refused development relates to the reconfiguration and extension of an existing detached bungalow. The development description is set out below:

“Reconfiguration of bungalow to provide rooms in roof including raising of roof ridge, front and side dormers and rooflights; ground floor side extension and associated alterations”

The application (Ref: AWDM/1564/25) was refused by Worthing Borough Council on the 11th February 2026 for two reasons, wording for each reason is set out below:

1. The proposed roof extensions and dormers, by reason of the size, overall design, bulk and form, would constitute a visually discordant addition on this modest corner plot, out of keeping with the design and appearance of the existing dwelling and would be detrimental to

immediate existing surrounding development and detrimental to the street scene. The proposal is therefore contrary to policy DM5 of the Worthing Local Plan 2023, Supplementary Planning Guidance "Extending or Altering Your Home" and the relevant policies of the National Planning Policy Framework.

2. The proposed additional roof and dormers, by reason of their size, siting, orientation and proximity to the site boundaries, would be overbearing and give rise to a perception of or actual overlooking that would be intrusive for the occupiers of 50 Lime Tree Avenue, detrimentally affecting their amenity. The proposal is therefore contrary to policy DM5 of the Worthing Local Plan, Supplementary Planning Guidance "Extending or Altering Your Home" and the relevant policies of the National Planning Policy Framework.

There is no dispute that the principle of development is acceptable. The appeal therefore turns on design and residential amenity considerations.

The Appeal Site and Proposal

The appeal site is a detached bungalow on a corner plot at the junction of Lime Tree Avenue and Cissbury Avenue. Due to its position, the dwelling faces both streets and is angled towards the junction. It is set back from the road, with a large front garden and off-street parking accessed from Lime Tree Avenue.

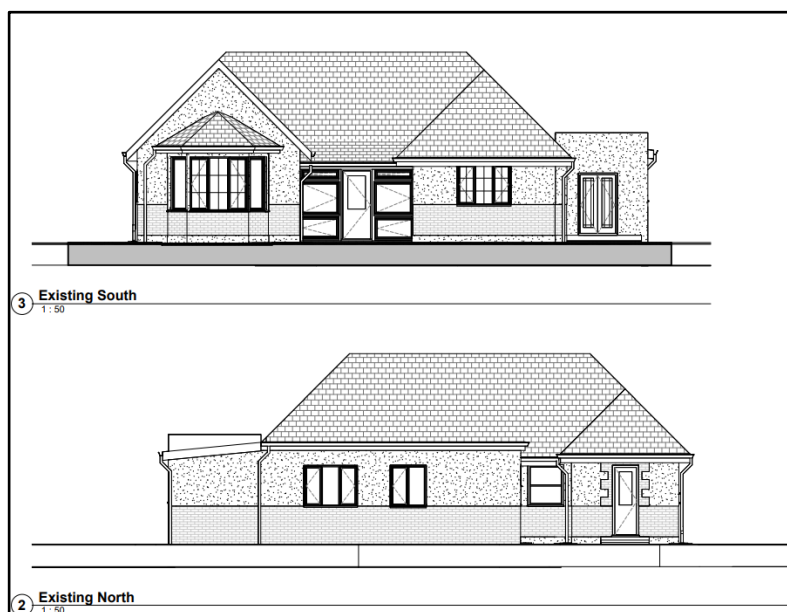


Google Street View Image

The boundary along Lime Tree Avenue is defined by a low wall, creating an open street scene. In contrast, the Cissbury Avenue side is enclosed by fencing around 1.8 metres high, providing greater privacy.

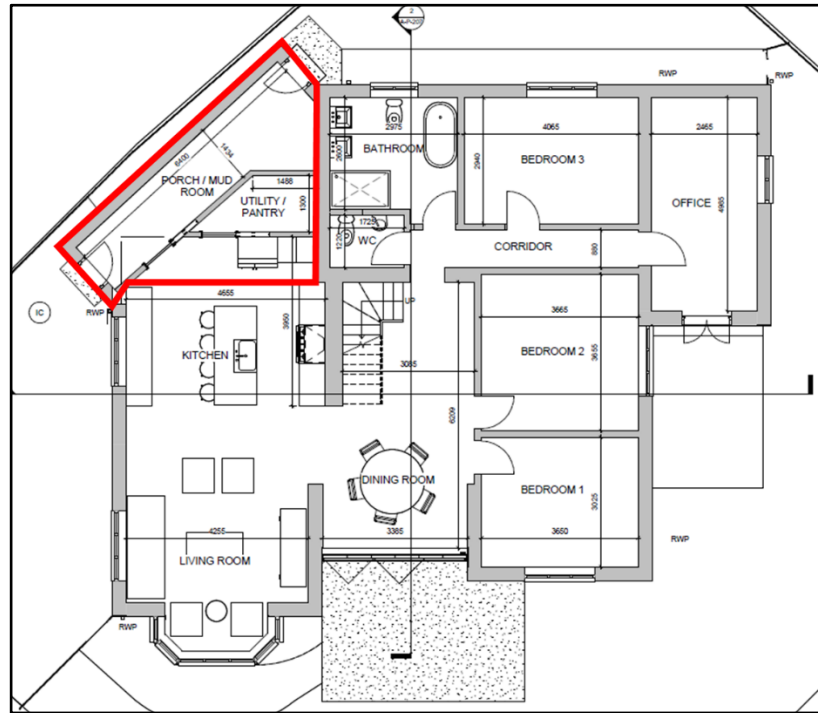
The existing bungalow has hipped and gable elements, typical of mid-twentieth-century suburban housing. The front elevation includes two projecting features, one with a bay window. A flat-roofed extension is located to the side and rear.

Externally, the property is finished in render with some brick detailing. The surrounding area includes a mix of building types, with the other corner plots comprising a bungalow, a chalet bungalow and a two-storey house.



Existing North and South Elevations

The refused proposal sought to remodel and extend the existing detached bungalow to create a larger chalet-style dwelling. The scheme would increase the building footprint by approximately 10.9% and replace the existing hipped roof with a larger roof to allow for additional first-floor accommodation. The rear of the property would also be extended to infill the current recessed section, creating a more uniform rear building line and additional internal space.



Proposed floor plan – red line shows extended portion at ground level

The external materials would include brickwork at ground level, rendered upper walls and a tiled roof, reflecting the existing dwelling. The new roof would incorporate three dormer windows on the side and front elevations, along with several rooflights.

The principal elevation would include new folding doors providing access to the garden, with the main entrance relocated to the side. Additional windows and doors would be introduced across all elevations as modern casement units, with dormers finished in matching tiles.

Internally, the layout would be reconfigured and expanded to provide six bedrooms, WCs on both floors, an entrance porch and mudroom, a utility room, a pantry, and enlarged living, kitchen, dining and office areas. The accommodation would extend across both the enlarged ground floor and the new first floor created within the replacement roof.



Existing Dwelling – 3D render



Proposed Dwelling – 3D render

Planning History

The property has one other relevant application pertaining to it on the Council's online register.

Ref. No: AWDM/0105/25 Removal of the roof and erection of an additional floor to form a two-storey house with a rear balcony and a single-storey side extension. This application was refused on 19 March 2025.

For this scheme the Council considered that the proposed extensions, including the new first floor and altered roof form, would result in a large and

bulky development that would appear out of keeping with the existing dwelling and the character of the modest corner plot. It was concluded that the proposal would amount to a visually harmful overdevelopment, detracting from both the surrounding area and the wider street scene. This assessment drew conflict with Policy DM5 of the Worthing Local Plan 2023, the Supplementary Planning Guidance “Extending or Altering Your Home” and the design principles of the National Planning Policy Framework.

The Council also raised concerns in relation to residential amenity. It was judged that the scale, massing and proximity of the extensions to site boundaries would create an overbearing relationship with 50 Lime Tree Avenue and give rise to either actual or perceived overlooking. This was considered to result in an unacceptable impact on neighbouring amenity, contrary to Policy DM5 of the Worthing Local Plan, the Supplementary Planning Guidance “Extending or Altering Your Home”.

The design of the previously refused scheme is shown below:



3D View 10 (front)



3D View 2 (top down)



3D View 3 (rear)

The scheme subject to this appeal sought to address the reasons for refusal of the previous proposal shown above. The appellant undertook a comprehensive redesign of the extensions and alterations, including reductions in scale and changes to the overall design with the intention of taking the Council's previous comments on board.

Planning Policy

The relevant national and local planning policies and documents are set out below:

Worthing Local Plan 2023 - 2020 - 2036 Adopted 28th March 2023

DM5 - quality of the built environment

The policy requires all new development, including extensions, to achieve high design quality and to respect the character of the site and surrounding area. Proposals must consider scale, form, height, materials, layout, massing, landscaping and their effect on the street scene. Development should enhance local distinctiveness, protect heritage assets, be accessible, adaptable and safe, and provide appropriate access, parking and connections for walking, cycling and public transport.

Schemes must avoid unacceptable impacts on neighbouring properties, including loss of privacy, daylight, outlook, excessive noise or harmful traffic effects. Natural features such as trees, landform and biodiversity should be protected and incorporated, supporting biodiversity net gain. Lighting should be efficient and minimised to prevent pollution. Residential annexes must remain ancillary to the main dwelling and be capable of reverting to that use when no longer required.

DM16 – Sustainable design

As the proposal relates to a householder application, the more detailed sustainability requirements within the policy do not apply. In this context, the scheme is expected simply to meet current Building Regulations in terms of energy efficiency and thermal performance, and to incorporate sensible measures to avoid overheating through appropriate ventilation and design. During construction, the development will follow the waste hierarchy by minimising waste and encouraging the recycling and re-use of materials where possible. No CO₂ reduction targets, EPC ratings or BREEAM standards are required for this type of application.

Addressing Reason for Refusal 1 (Design)

We respectfully disagree with the Council's assessment and consider that the current proposal represents a well-considered, modest and policy-compliant form of development that responds positively to both the host dwelling and its surrounding context, in full accordance with Policy DM5 and the Council's Supplementary Planning Guidance (SPG) Extending or Altering Your Home.

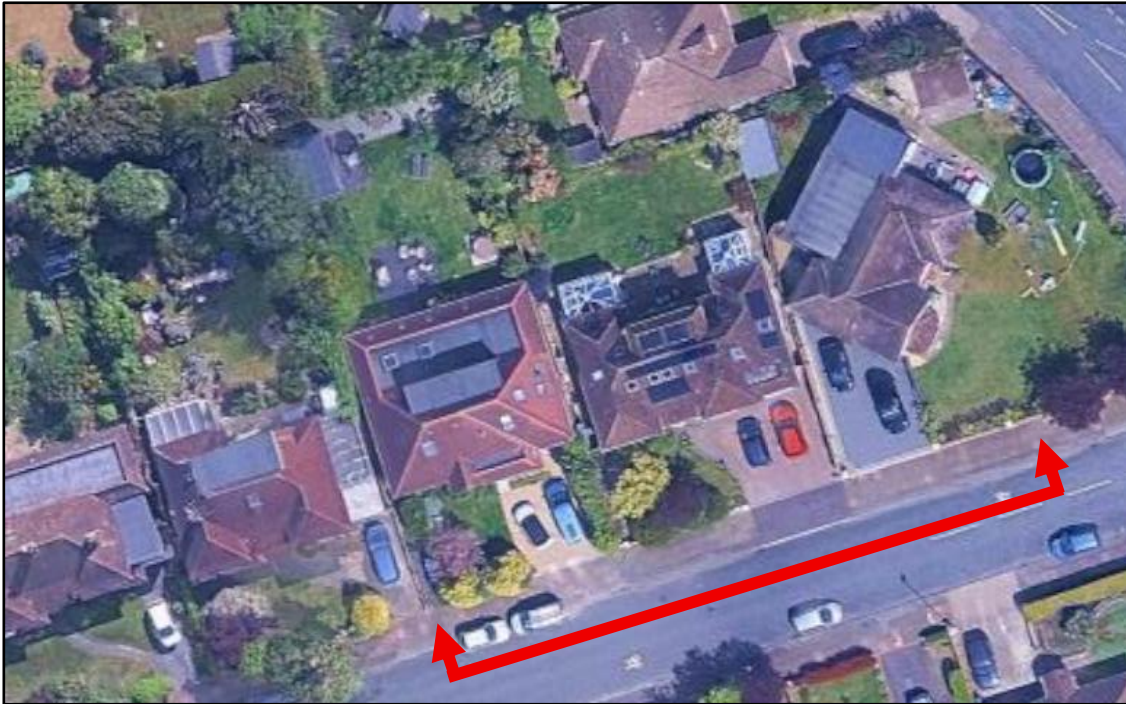
In visual terms, the proposed design has been carefully designed to ensure that the scale, massing and overall form remain subordinate and proportionate to the existing bungalow and its neighbours. The development respects the host dwelling and surrounding area through its considered approach to height, scale, form and materials, directly aligning with Policy DM5(a)(i). The building retains a low-profile appearance and matches the height of the adjacent dwellings (50 and 52 Lime Tree Avenue) and does not appear dominant or top-heavy, thereby preserving the character of both the site and the wider street scene.



Street Scene Elevation (proposed)



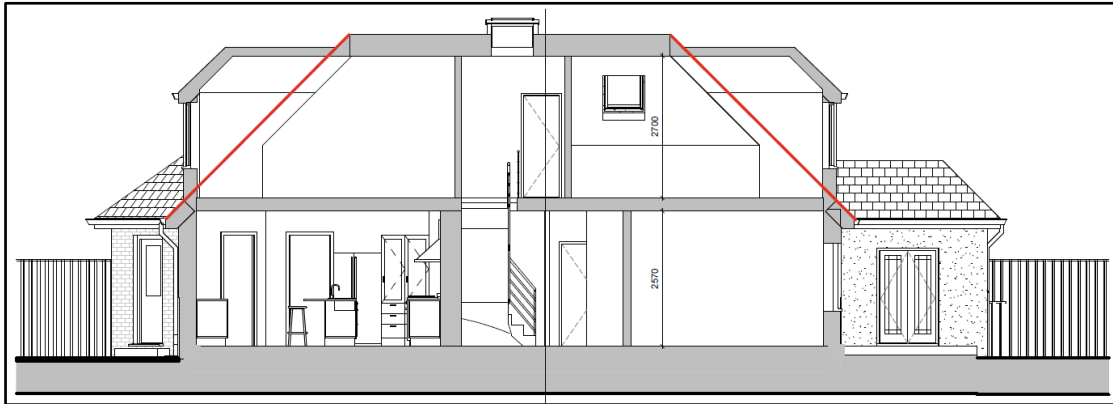
Proposed view



Street Scene Context Satellite Image

The proposal also enhances the local environment in accordance with Policy DM5(a)(ii) through a coherent architectural approach. The use of matching materials, a consistent roof form, and well-proportioned openings ensures a visually consistent development that contributes positively to the appearance of the area. The design reflects the SPG requirement for extensions to harmonise with the existing dwelling in terms of materials, detailing and overall composition. As shown via the submitted 3D images the proposal maintains the character but vastly improves the architectural merit, creating a suitably different but respectful corner plot addition to the street scene.

With regard to the dormers, the Council's concern that they would result in a cluttered roofscape is not supported when assessed against both the SPG and Policy DM5. The dormers are modest in scale, limited in number, and appropriately positioned within the roof slopes. They are set below the ridge and are finished in matching tiles. As such, they do not dominate the roof but instead form a balanced and integrated part of the overall design, consistent with the SPG and the requirement for high-quality design under Policy DM5(a)(i) and (ii).



Proposed Dormers (section) with prevailing roof slope shown by red lines

The proposal makes a positive contribution to local character and distinctiveness, in line with Policy DM5(a)(iii). The area shows a mix of single-storey, chalet style bungalow and two storey dwellings, it is not uniform, with a number of properties incorporating accommodation within the roof space. The proposal reflects this established vernacular and represents a logical and proportionate evolution of the dwelling, rather than an incongruous or harmful addition. See below for an assessment of all the dwellings in the area that include significant roof additions with accommodation above ground floor level.



48 Lime Tree Avenue is indicated by the yellow arrow; similarly scaled and altered dwellings are identified by the red arrows.

The proposed building remains set back in the context of the wider site, maintaining the existing building line and the openness of the junction. This ensures that the development integrates appropriately into the street scene and avoids an overprominent development, consistent with both the SPG and Policy DM5(a)(ii).



Frontage shown by yellow line, not to be altered.

The proposal is also designed to be fit for purpose (large family dwelling), and adaptable to modern living requirements, consistent with Policy DM5(a)(v).

Overall, when assessed against Policy DM5 and the Council's own Supplementary Planning Guidance, the proposal clearly demonstrates a high-quality, modest and sympathetic design. It respects and enhances the character of the site and surrounding area, contributes positively to the street scene. The Council's concerns regarding visual harm and overdevelopment are therefore not substantiated when considered against the relevant policy and guidance.

Addressing Reason for Refusal 2 (Residential Amenity)

We respectfully disagree with the Council's assessment of impact on neighbouring amenity and consider that the reason for refusal is not supported by an accurate assessment of the scheme or by technical evidence.

In relation to No. 50 Lime Tree Avenue, the Council places significant weight on the proximity of the single-storey extension to the shared boundary and its perceived impact in terms of loss of light and overbearing effect. However, this assessment does not fully take into account the form and orientation of the proposed roof. The extension adopts a pitched roof which deliberately slopes away from the boundary, ensuring that the lowest part of the structure is located closest to No. 50, with the height increasing only as it moves further into the site. This approach is specifically advocated within good design practice to reduce massing impacts at boundaries and materially limits any sense of enclosure or dominance.

As a result, the extension reads as a modest roof alteration and not a single storey addition when experienced from No. 50. The Council's reference to a maximum height of approximately 6.2m does not adequately acknowledge that this height is not experienced at the boundary itself, where the eaves level remains low and proportionate. The perceived scale from the neighbouring property is therefore significantly reduced.



Relationship between 50 Lime Tree Avenue (left) and 48 Lime Tree Avenue (right)

In terms of daylight, the Council's conclusion that the development would result in a loss of light to the conservatory is addressed by the submitted technical evidence prepared by XDA Consulting (Dr Diane Bowles) as part of this appeal only. This assessment has been undertaken post refusal in accordance with the BRE guidance Site Layout Planning for Daylight and Sunlight (2022), which is the industry standard for evaluating such impacts. The analysis confirms that the conservatory at No. 50, by virtue of its fully glazed roof and multiple glazed elevations, currently receives direct skylight across 100% of its working plane. Crucially, this condition remains unchanged following the proposed development, as the roof of the conservatory remains entirely unobstructed.

On this basis, the proposal does not result in any reduction in daylight distribution and therefore cannot give rise to a harmful loss of light as defined by BRE guidance. The Council's reason for refusal on this point is therefore addressed sufficiently and the perceived impact on this neighbour should be afforded limited weight in the planning balance in our view.

With regard to overbearing impact, the combination of the reduced scale, the single-storey form at the boundary, and the sloping roof profile ensures that the development does not create an undue sense of enclosure. The relationship between the properties, including the presence of boundary fencing and the existing arrangement of built form, further mitigates any perceived visual impact. The proposal is consistent with typical relationships found between neighbouring residential properties and does not result in a materially harmful outlook. We understand the Council's view, but in light of the new information from XDA Consulting we feel that the issue of "overbearing" development has been resolved.

In respect of privacy, the Council raises concern regarding rooflights and a dormer potentially giving rise to overlooking or perceived overlooking. This is not accepted. The rooflights closest to the boundary are positioned at a high level within the roof slope, well above eye level, and are designed to admit light only, without enabling direct views towards No. 50. The dormer is orientated away from the shared boundary and does not provide direct views towards the neighbouring property. As such, there is no opportunity for

harmful overlooking, nor a realistic perception of it when the scheme is considered in practice.

Turning to No. 1A Cissbury Drive, the Council acknowledges that there would be no direct overlooking of private amenity space and that any impacts would not be sufficient to warrant refusal. The limited and oblique relationship between the proposed openings and this property, combined with the presence of a garage structure near the boundary, ensures that there is no material harm in terms of privacy or outlook. Concerns relating to construction noise are not a planning reason for refusal and can be appropriately managed through condition, as noted by the Council.

Overall, the proposal has been carefully designed to ensure full compliance with Policy DM5(a)(viii), which requires that development does not result in unacceptable impacts on neighbouring occupiers in terms of privacy, daylight, outlook or overbearing effects. The scheme demonstrably safeguards these aspects through its reduced scale, considered roof form, appropriate siting and detailed design of openings.

When assessed against both policy requirements and the BRE technical standards, the proposal does not give rise to any unacceptable impact on neighbouring amenity. The Council's concerns are therefore not supported by the evidence and do not justify refusal on this basis.

Conclusion

For the reasons set out in this letter, it is emphasised that the proposal represents a high-quality, carefully considered and proportionate form of development that fully accords with the requirements of Policy DM5 of the Worthing Local Plan (2023), the Council's Supplementary Planning Guidance Extending or Altering Your Home, and the design objectives of the National Planning Policy Framework.

In design terms, the scheme has been developed with clear regard to context, resulting in a modest and well-balanced addition that respects the character of the host dwelling, preserves the openness of the corner plot, and

integrates positively within the varied but coherent street scene. The scale, massing, roof form and material palette have all been carefully controlled to ensure a sympathetic and visually appropriate outcome.

In amenity terms, the proposal demonstrably safeguards the living conditions of neighbouring occupiers. The relationship with No. 50 Lime Tree Avenue has been thoughtfully resolved through a reduced scale of development at the boundary, a roof form that slopes away, and the careful positioning of openings. The independent BRE assessment confirms that there would be no material loss of daylight, and there is no realistic prospect of overlooking or overbearing impact. Impacts on No. 1A Cissbury Drive are similarly limited and fall well within acceptable planning tolerances.

Overall, the Council's reasons for refusal are not substantiated when assessed against the detailed design of the scheme, the relevant policy framework, and the supporting technical evidence. The proposal is modest, policy-compliant and represents a logical and appropriate evolution of the existing dwelling.

Accordingly, the appellant respectfully requests that the Inspector allows the appeal and grants planning permission.

Yours sincerely,

Tobias Deacon BSc AssocRTPI
Lewis and Co Planning Ltd
April 2026