



BY EMAIL

c/o Lewis & Co Planning

XDA Consulting Ltd
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Dumbrells Court Road
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East Sussex
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18th March 2026

To Whom It May Concern,

RE: 48 Lime Tree Avenue Worthing

The letter is a response to the planning refusal for application AWDM/1564/25. The details of development are:

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 officers report included the following:

"The most affected properties are 50 Lime Tree Avenue and 1A Cissbury Drive. In terms of No 50 to the north-west, this property is a bungalow which has been extended into the roof with roof lights to the front and a flat roof dormer to the rear. The proposed single storey extension would be within approx. 0.3m of the boundary with a pitched roof. No 50 is set approx. 0.5m from the boundary with a blank flank elevation facing south and conservatory beyond. There is close boarded fencing to the boundary. The single storey extension would join with the proposed roof height of approx. 6.2m although sloping away from No 50 this is a significant structure within close proximity of the boundary. The proposed extension of this size and position would cause loss of light and visual impact to the conservatory of this property. The first-floor element is further from the boundary, but is still in close proximity to the boundary, with the additional height and massing, it is likely to cause detrimental loss of light and visual impact having an overbearing impact on No 50. The proposal involves roof light windows to the north and a dormer to the northeast which also have potential to cause overlooking or perceived overlooking within close proximity with the boundary of No 50.

The BRE report "Site layout planning for daylight and sunlight – A guide to good practice (2022)" advises that to assess the impact on the daylighting distribution in an existing building, the no sky line should be plotted in each main room. The no sky line divides points on the working plane (0.85m in dwellings) which can and cannot see the sky. If with a new development, the no sky line moves so that the area of the existing room which does receive direct skylight, is reduced to less than 0.80 times its former value, this will be noticeable to the occupants as more of the room will be poorly lit.

The conservatory at 50 Lime Tree Avenue has three glazed sides and a glazed roof, therefore 100% of the working plane will receive direct skylight currently as the roof is completely unobstructed. This will remain the situation with the proposed development as the glazed roof is completely unobstructed providing direct skylight to 100% of the working plane. Therefore, according to the BRE impact guidance, the proposed extension cannot negatively impact the daylight distribution in the conservatory at 50 Lime Tree Avenue as 100% of the working plane shall receive direct skylight pre- and post-development.



Therefore, daylight impact or loss of light to 50 Lime Tree Avenue cannot be a reason for refusal of the proposed development at 48 Lime Tree Avenue.

Yours faithfully,

For & on behalf of XDA Consulting Ltd

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