

**From:** emily.drake-julnes@adur-worthing.gov.uk on behalf of Planning Technicians  
<technicians.planning@adur-worthing.gov.uk>  
**Sent:** 27 April 2026 09:22:12 UTC+01:00  
**To:** "Tom Westerman" <tom.westerman@adur-worthing.gov.uk>  
**Subject:** Re: AWDM/0342/26- 19 Hayling Gardens Worthing BN13 3AJ

Morning Tom - all done. New Neighbour expiry 11/05/26.

Emily

On Thu, 23 Apr 2026 at 16:43, Tom Westerman <[tom.westerman@adur-worthing.gov.uk](mailto:tom.westerman@adur-worthing.gov.uk)> wrote:

Good afternoon,

Please can you re-notify the neighbours for 14 days on this one? as we have new plans that are more accurate of what is proposed. See the email trail for details if needed.

Thanks!

**Tom Westerman**

Planning Officer

01903 221452

Adur & Worthing Councils

Portland House, 44 Richmond Road, Worthing, West Sussex, BN11 1HS

[www.adur-worthing.gov.uk](http://www.adur-worthing.gov.uk)



<https://www.shapingwestsussex.org/>



----- Forwarded message -----

From: **Tom Westerman** <[tom.westerman@adur-worthing.gov.uk](mailto:tom.westerman@adur-worthing.gov.uk)>

Date: Wed, 22 Apr 2026 at 15:41

Subject: Re: AWDM/0342/26- 19 Hayling Gardens Worthing BN13 3AJ

To: Tom Westerman <[tom.westerman@adur-worthing.gov.uk](mailto:tom.westerman@adur-worthing.gov.uk)>

Hi Roz,

Thank you for your updated drawings and for addressing the initial points raised. I have now reviewed the revisions, and I would like to provide some further feedback.

Firstly, with regard to neighbouring amenity, the provision of a boundary treatment will need to be secured by condition. This should include a minimum 2m high fence.

In addition, given the changes to the plans, the application will require re-notification of neighbouring properties for a further 14-day consultation period based on the corrected drawings.

Our Tree and Landscape Officer has said that the Silver Birch tree appears to have been removed within the last year to 18 months, so a replacement should be provided. Also, the previously replaced Cypress tree also appears to have been removed and therefore we would request two new trees. The two new trees should be secured by condition: one Silver Birch (as a TPO replacement) and one additional tree species (to be agreed). These should be container grown (12–14cm girth, minimum 50L container or equivalent), with details of size, species, and position to be submitted to and approved in writing by the Local Planning Authority. Planting should take place within two years of any consent. A standard replacement condition will also be required to ensure that, if any of the trees fail within five years, they are replaced accordingly in the next planting season.

Turning to the design, while the additional information is helpful, there remain concerns regarding the overall scale and visual impact of the proposal. The host bungalow is relatively modest in form, and the proposed extension, by virtue of its height and depth, appears to visually overwhelm it. This concern is heightened by the fact that the extension would be visible from the street through gaps between properties, despite the limited footfall of the cul-de-sac.

You should also be aware that a neighbouring property has raised an objection, and these concerns align with the issues identified above. As such, further consideration should be given to reducing the overall scale of the development. If amendments to the roof form are not feasible, then reductions in both height and depth should be explored to achieve a more proportionate relationship with the existing bungalow and the surrounding street scene.

Kind regards,

**Tom Westerman**  
Planning Officer  
01903 221452

Adur & Worthing Councils  
Portland House, 44 Richmond Road, Worthing, West Sussex, BN11 1HS  
[www.adur-worthing.gov.uk](http://www.adur-worthing.gov.uk)



<https://www.shapingwestsussex.org/>



On Mon, 20 Apr 2026 at 21:30, Roz Nowak <[Cre8tivelines@outlook.com](mailto:Cre8tivelines@outlook.com)> wrote:

Hi Tom,

Thank you for your email and for taking the time to visit the property.

I have now revised the drawings and discussed your comments with the clients. Please see responses below:

1. The site slope has now been indicated on the elevations.
2. The roof height has been amended in accordance with the builder's specifications (warm roof build-up), and heights have been added to the drawings measured from finished floor level. The portion of roof visible above the existing garage is now clearly shown on the front elevation.
3. To address potential overlooking, the clients are willing to install a higher boundary fence. Alternatively, obscure glazing to the affected window could be considered if required.
4. A crown roof has been considered; however, this would significantly increase construction costs within an already constrained budget and would also impact the recently installed solar panels.
5. A red line has been added to indicate the footprint of the previous structure, which was deemed unsafe and removed prior to purchase. This is also reflected on the proposed drawings to provide a clearer comparison of the original and proposed building lines, and to better illustrate the extent of the extension.
6. The street scene will see the top of the extension above the garage similar to No.20, Given the road is a no through road the foot fall is minimal in this road and the shrubbery will not be affected there for minimising the view of the extension.

I trust these revisions address your concerns, but please do let me know if any further clarification is required.

Kind regards,

Roz

---

**From:** Tom Westerman <[tom.westerman@adur-worthing.gov.uk](mailto:tom.westerman@adur-worthing.gov.uk)>  
**Sent:** 16 April 2026 14:46  
**To:** [Cre8tivelines@outlook.com](mailto:Cre8tivelines@outlook.com)  
**Subject:** AWDM/0342/26- 19 Hayling Gardens Worthing BN13 3AJ

Good afternoon,

I hope you're well.

I visited the site yesterday and have a few amendments and clarifications I'd like to request:

- Please can you show the site slope on the drawings? On the drawings the ground level appears flat but on site the garden was sloping.
- Please provide clarification on the height of the extension roof in relation to the eaves of the existing bungalow, bearing in mind insulation requirements under the building regulations. In particular, if the roof of the extension is to be higher than the roof of the existing garage that should be shown on the drawings.
- You would also need to show the height difference between the extension and garage on the front elevation.

In addition, there are a few design concerns that need to be addressed:

- The proposed bedroom (bedroom 2) window appears to directly face openings on the neighbouring property, raising potential intervisibility and overlooking issues.
- Greater consideration is needed regarding how the extension integrates with the appearance of the existing bungalow. Might a crown roof be more suitable?
- The extension should be subservient but it appears to be almost half the size of the existing bungalow, and would be visible from the street. Please explore design revisions that better integrate the extension with the host dwelling.

Kind regards,

**Tom Westerman**

Planning Officer

01903 221452

Adur & Worthing Councils

Portland House, 44 Richmond Road, Worthing, West Sussex, BN11 1HS

[www.adur-worthing.gov.uk](http://www.adur-worthing.gov.uk)



<https://www.shapingwestsussex.org/>



This email and any attachments are confidential and intended solely for the persons addressed. If it has come to you in error please send it back to us, and immediately and permanently delete it. Do not use, copy or disclose the information contained in this message or in any attachment. Whilst every care has been taken to check this e-mail for viruses, it is your responsibility to carry out checks upon receipt.