Development Management – Delegated Officer Report

Application Number: AWDM/0593/25 Recommendation: APPROVE

Site: 75 Connaught Avenue, Shoreham-by-Sea, BN43 5WL

Proposal: Proposed garden room/annex.

Date of site visit: Assessment has been assisted using the Applicants plans; Earthlight mapping; and Google 3D of the site.

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

Connaught Avenue is a residential street with no. 75 situated on the south side of the road and is a middle of terrace two storey dwelling, with a rear extension. The stretch of dwellings on the south side are predominantly all blocks of terraces.

The properties on the south side of Connaught Avenue back onto an access road which serves the properties and their existing garages which are constructed at the rear of the gardens abutting the service access. The same access road serves dwellings fronting Old Shoreham Road who also have garages and outbuildings abutting the service access.

Proposal:

The application seeks permission to:-

- Construct a single storey garden room/annex at the rear of the garden abutting the rear service access;
- The garden room/gym annex is shown to measure 4.8m long (plus a 0.6m overhang making the length 5.4m) x 3.6m wide x 3m high;
- Materials are shown as EPDM roof; treated pine Thermowood Cladding to the front elevation and side south east elevation; Anthracite polymer-coated steel paneled cladding to the north west and south west elevations.

Relevant Planning History: None

Representations: None received

Relevant Planning Policies and Guidance:

Adur Local Plan 2017 Policy 1, 15
Supplementary Planning Guidance comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework 2024

Planning Assessment

Principle

The proposal comprises upgrading of the existing housing stock located within the built-up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the dwellings and their surroundings.

Visual and Residential amenity

The rear outbuildings which are located at the rear end of the gardens in Connaught Avenue and the rear of Old Shoreham Road are of various designs, sizes and heights plus some have flat roofs whilst others have pitched roof. Also there are instances where some properties have banked the detached rear extensions, i.e. have put one behind another.

No 75 Connaught Avenue, the subject of this application, had an existing garage/outbuilding at the rear end of their garden which has now been removed. The proposed new outbuilding will be a garden room/ annex and the submitted supporting information states that it will be used as an ancillary space and that there will be no running water or separate living, it would be reasonable to condition any permission to be ancillary only.

Considering the number of properties that have a rear outbuilding, it is considered that the proposal will be in accordance with the character of the locality, and there will be no material harm to the existing residential amenities of neighbouring properties.

Recommendation:

APPROVE subject to the following condition(s)

1. Approved plans
2. Standard time limit
3. Materials
4. Ancillary

Informative:

1. Approved without amendment

Is recommendation contrary to letter(s) of representation? N

Case Officer: Eve Hearsey Date: 18.07.2025

Authorized by Peter Barnett Date: 18 July 2025