Supporting Information

To:	Planning Department	**At:**	Adur and Worthing Council
From:	Triptych PD Limited	**Date:**	9th June 2025
Subject:	6 GANNON ROAD, WORTHING, BN11 2DT (AWDM/0605/25)		

PROPOSED GARDEN ROOM ANNEXE

Size, Location and Use

Full householder planning permission is sought for the proposed installation of a new 4.2-metre by 3-metre freestanding single storey outbuilding in the garden of the property. The outbuilding will be a maximum of 2.5 metres high on the west side, reducing to 2.4 metres and have an internal floorspace under 12.5sqm (taking account of the wall widths). The overall garden area more than 200sqm and therefore the outbuilding will be proportionally subordinate to the garden and main dwelling. The location of the garden room is at the rear boundary, to be located some 1.5 metres from the boundary with number 8 to take account of vegetation and similar to the south boundary. Whilst the size accords with permitted development rights, these have been removed given this relates to a flat and not dwelling house. The garden room is to be as a home gym/occasionally working from home office space.

The garden room's entrance will be on the west elevation towards the house. Therefore, the east elevation will be adjacent to the boundary to sit up against that and viewed within that context. The boundaries are a mixture of walls and walls with trellis on top/fencing on or behind.



Photograph of the garden taken from the rear of the house/building

There is no intention for connection to running water and will not allow for separate living. There will be no intensification of use that would create additional traffic. The purpose is to provide additional space at ground level in a built-up area without any alteration to the main building.

Supporting Information

Beyond the rear boundary fence, are the slightly larger gardens to the properties on Windsor Road. Those immediately surrounding the application site also accommodate a range of outbuildings, which are a common feature and form the established character and appearance as shown on the following photograph.



The proposed garden room will not impinge on the neighbouring residential buildings or local surroundings. Furthermore, the ground screws will not detrimentally affect the root systems of any trees.

Proposed External Materials

Item	Material/finish
Foundations	Ground screws
External walls	Thermowood cladding (west and south elevations) and black anthracite polymer-coated steel panels to north and east. These will be attached to 19mm x 38mm pressure treated batten with a breathable membrane on a steel frame.
Roofing and rainwater system	Flat roof with EPDM rubber roof covering on 18mm structural OSB3 (high-strength oriented strand boards, which is load-bearing board for use in humid conditions) on 195mm x 45mm C24 pressure treated timber joists. A 600mm overhang will be on the front entrance. The construction will also include two steel i-beams with uPVC roof trims to the perimeter of the roof. UPVC round line black guttering will be fixed to lowest edge of roof with a uPVC black downpipe to ground level.
Floor construction	125mm by 47mm pressure treated base plate covered with a damp proof course membrane and then 18mm moisture resistant tongue and groove floorboards on top.
Insulation	Wall, floor and roof insulation - 97mm Rock wool and 100mm Celotex.

Supporting Information

Item	Material/finish
Doors	French doors including fixed panes either side - 2050mm x 2300mm (west elevation) with an anthracite grey uPVC frame, which will provide natural light.
Windows	One fixed pane window is proposed on the south elevation, which will be 1200mm x 1100mm, again with anthracite grey uPVC frames.
Lighting	Up/downlights either side of doors for wayfinding and domestic in style.

Assessment and Conclusion

Consideration has been given to the application policies in the Worthing Local Plan (2023) and there is no conflict to warrant the refusal of planning permission. There are no planning policy designations as confirmed on the Interactive Planning Policies Map[1]. In terms of design that includes extensions and outbuildings, Policy DM5 states:

DM5 - QUALITY OF THE BUILT ENVIRONMENT

a) All new development (including extensions, residential annexes, alterations, ancillary development, change of use and intensification) should:

i) be of a high architectural and design quality and respect and enhance the character of the site and the prevailing character of the area. This will include consideration of proportion, form, design, context, massing, siting, layout, density, height, size, scale, materials, detailed design features and landscaping;

ii) enhance the local environment by way of its appearance and character, with particular attention being paid to the architectural form, height, materials, density, scale, orientation, landscaping, tree canopy, impact on street scene and layout of the development;

iii) make a positive contribution to the sense of place, local character and distinctiveness of an area;

iv) respect, preserve and where appropriate enhance, heritage assets and settings;

v) be well built, accessible, fit for purpose, and adaptable to changing lifestyle, demography and climate;

vi) include a layout and design which: take account of potential users of the site; create safe conditions for access, egress and active travel (walking and cycling) between all locations; provide good links to integrated public transport; and have acceptable parking arrangements (in terms of amount and layout);

vii) make a positive contribution to creating a safe and secure environment by integrating measures for security and designing out opportunities for crime;

viii) not have an unacceptable impact on the occupiers of adjacent properties, particularly of residential dwellings, including unacceptable loss of privacy, daylight/sunlight, outlook, an unacceptable increase in noise giving rise in significant adverse impacts, or vehicular movements resulting in severe cumulative impacts on the road network, or loss of important open space of public value (unless it satisfies any of the exceptions set out under Policy DM7 – Open Space, Recreation and Leisure);

ix) respect the existing natural features of the site, including landform, trees and biodiversity and contribute positively to biodiversity net gain. Where appropriate, this will include the protection and integration of existing trees and green infrastructure into new developments;

x) ensure that lighting incorporated into developments provides the minimum for public safety, is energy efficient and avoids light pollution.

Residential Annexes

b) Residential annexes must be designed as ancillary to the main dwelling and be capable of satisfactory conversion for use in association with the main dwelling when it is no longer required by a relative or dependant.

Ensuring Approved Plans are Delivered

c) To ensure that the quality of approved development is not materially diminished between permission and completion, where appropriate, the Council will resist subsequent planning applications that would impact negatively on the design and quality of the approved scheme.

Ensuring Good Design

d) Development must reflect government guidance on design and take into account any local design guidance and supplementary planning documents such as design guides and codes. Weight will be given to outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally, so long as they fit in with the overall form and layout of their surroundings.

Whilst planning permission is necessary, it is important to consider that the character of the area is houses with rear gardens and as such the layout and form reflects this. Permission is required given

[1] https://www.adur-worthing.gov.uk/maps/worthing-local-plan-map/

Supporting Information

that it relates to a flat and such a development could be implemented using permitted development rights in the neighbouring gardens. Consequently, it is considered that the minor nature of the proposals does accord with the policy and no aspect conflicts so as to warrant the refusal of permission. The 'front' elevation will be in thermowood, which will sit comfortably and appropriately in the context of the fencing/trellis topper.

With regard to the policy section on residential annexes, it is noted that this is not for a dependent etc and will not be constructed to allow for independent living in any form. It is for ancillary use for the same occupant of the ground floor flat i.e. the applicant.

Given the foregoing and that there is no conflict with applicable planning guidance, there is the reasonable expectation that planning permission will be approved.

LM/June-25