Planning Inspectorate

Appeal Decision

Site visit made on 1 October 2026

by Philip Willmer BSc Dip Arch RIBA

an Inspector appointed by the Secretary of State

Decision date: 22 October 2026

Appeal Ref: 6014332
184 Manor Hall Road, Southwick, West Sussex, BN42 4NN.

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
- The appeal is made by Mr Tim Laver against the decision of Adur District Council.
- The application Ref is AWDM/0692/26
- The development proposed is demolition of existing garage and construction of new detached garage. Enlargement of existing side and rear extensions to form a wraparound extension with a new mono pitched roof.

Decision

1. The appeal is allowed and planning permission is granted for the demolition of existing garage and construction of new detached garage. Enlargement of existing side and rear extensions to form a wraparound extension with a new mono pitched roof. at 184 Manor Hall Road, Southwick, West Sussex, BN42 4NN in accordance with the terms of the application, Ref AWDM/0692/26, subject to the following conditions:

    1) The development hereby permitted shall begin not later than 3 years from the date of this decision.

    2) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

    3) The development hereby permitted shall be carried out in accordance with the following approved plans, drawings: 0617 P 01 Rev B, 0617 P 10, 0617 E 01 and 0617 E 10.

Main Issue

2. I consider the main issue to be the effect of the proposed development on the character and appearance of the street scene and the wider area.

Reasons

3. The appeal property 184 Manor Hall Road (No 184) is a semi-detached inter war years house at the junction of Manor Hall Road and Farm Way. It has both a small side and rear extensions. In addition to a rear garden, it has a side garden on the corner facing the junction with Farm Way. There is an existing garage (shown as a garden room on the application drawings) in the side garden with access to Farm Way.

4. The appellant proposes replacing the existing side and rear extensions with a wrap around addition. It is also proposed to replace the garage with a new detached outbuilding.

5. The Council considered the wraparound extension to be acceptable. From what I have seen and read I would concur with its findings on this matter.

6. The existing garage is an unattractive, utilitarian shallow, mono pitched roofed single structure. Its removal would be welcomed here in this prominent position.

7. The proposed outbuilding would comprise a small store accessed from the front and a garden room with double door access to the rear garden. It would be a modest, vernacular structure with a simple gable ended pitched roof.

8. As is the case with the current garage structure the proposed store/garden room building would be located both parallel to and adjacent to the site's boundary with 2 Farm Way (No 2). However, due to the position of the proposed wrap around extension the proposed outbuilding would need to be located much closer to the back of pavement and therefore in front of the street façade of No 2 and the established building line in Farm Way.

9. This is a unique corner plot location, the proposed building is of a modest scale, and of a traditional vernacular form in keeping with the style of No 184. As I saw It would from the most viewpoints be read against the flank wall of No 2, or vehicles parked in the garden of No 184. For these reasons I am not persuaded that the replacement building represents an overly assertive and intrusive addition to the street scene which would be harmful to the local character.

10. I therefore conclude in respect of the main issue the proposed development would not cause harm to the character and appearance of the street scene or the wider area. it would therefore accord with the objectives of Policy 15 of the Adur Local Plan 2017, the Development Management Standard No2 "Extensions and Alterations to Dwellings" (Adopted September 1990 and updated January 2018) and the National Planning Policy Framework as they relate to, amongst other things, the need for development to respect and enhance the prevailing character of the area.

Conditions

11. I will impose the standard time condition. In addition to ensure a high quality development, I shall include a condition about the materials to be used in the construction of the external surfaces of the development.

12. In the interests of certainty, I will also impose a condition requiring the development to be undertaken in accordance with the approved plans.

Conclusions

13. For the reasons given above and having regard to all other matters raised, I conclude that the appeal should be allowed.

Philip Willmer

INSPECTOR