

Appeal 6014332

Submitted on 9 August 2026.

Before you start

Local planning authority	Adur District Council
Appeal type	Householder
Decision date	7 August 2026

Prepare appeal

Was the application made in your name?	No, I'm acting on behalf of the applicant
What is the applicant's name?	Tim Laver
Contact details	Courtney Darby DA Design
What is your phone number?	07850160444
What is the address of the appeal site?	184 Manor Hall Road Southwick BN42 4NH
What is the area of the appeal site?	243
Is the appeal site in a green belt?	No
Do you own all of the land involved in the appeal?	Yes
Access for inspection	No
Are there any health and safety issues on the appeal site?	No
What is the application reference number?	AWDM/0692/26
What date did you submit your application?	8 June 2026
Enter the description of development that you submitted in your application	DEMOLITION OF EXISTING GARAGE AND CONSTRUCTION OF NEW DETACHED GARAGE. ENLARGEMENT OF EXISTING SIDE AND REAR EXTENSIONS TO FORM A WRAPAROUND EXTENSION WITH NEW MONOPITCHED ROOF.

Did the local planning authority change the description of development?

No

Why are you appealing?

The appeal relates solely to the proposed detached garage. The Council confirmed the extension is acceptable, that neither element harms neighbour amenity, and that there is no highway objection. The appellant disagrees with the single reason for refusal on the following grounds:

The garage is not excessive in scale. Its soffit, at 2400mm, sits below the maximum height of the existing garage (2765mm); only the gabled ridge, at 3826mm, rises approximately 1m above it. Its form and materials reflect the style and character of the host dwelling, satisfying paragraph 3.18 of Development Management Standard No.2, which anticipates garages clearly visible from the public highway. Visibility is the premise of that test, not a breach of it.

The siting, 1.3m from the pavement edge at an open, wide junction, is not intrusive or assertive. Building lines are least rigid at corner plots. On the westbound approach along Manor Hall Road, from which the site is most visible, the garage is read against the two storey dwellings at 2 Farm Way and the appeal property, which appears almost three storeys, and is subordinate to both. Its forward position results directly from the extension the Council found acceptable.

The proposal replaces a dilapidated structure beyond economical repair with a softer, traditional gabled form, improving the streetscene. The officer acknowledged the revised height as an improvement. Eleven neighbours were notified; none objected. The proposal accords with Policy 15 of the Adur Local Plan, Development Management Standard No.2 and the NPPF.

Have there been any significant changes that would affect the application?

There have been no significant changes

Are there other appeals linked to your development?

No

Upload documents

Application form

[617 - Planning Application Form.pdf \(/document/dc466928-08c9-4fb0-8c04-78a2910b0a88\)](#)

Do you want to apply for an award of appeal costs?

No
