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Planning Statement

Proposed Extension and Conversion of Detached Garage to form a Single-Storey Detached Annexe

At:

18 The Heights

Worthing

West Sussex

BN14 0AL

Ref: 3258/L/01

Date: 10/03/2026

Rev -

1. Introduction

This Planning Statement has been prepared in support of a planning application for the extension and conversion of the existing detached garage at the above property into a single-storey detached annexe.

2. Description of the Proposal

The existing structure is a detached garage, with brick external walls and tiled, pitched roof. It is estimated to have been built in the 1980s. It is located at the end of the rear garden of the property. The property is also served by a garage attached to the side of the house, which is more convenient to use, resulting in this building being under-utilised for its originally intended purpose. It is of suitably robust construction, and of a suitable size to warrant retention and conversion to habitable space. To enable the building to be used to its full potential and without compromise, it is posed to add a small extension to the space to provide a shower room, and to replace and raise the roof slightly while adding this extension, to improve headroom and avoid the need to further maintenance in the near future. Internally, the building will be lined and insulated to prevent damp penetration and to provide a comfortable, energy-efficient space suitable for habitation. Minor changes will be made to the external doors and windows of the building as part of the proposed works. Two rooflights are to be fitted to the south-facing roof slope.

3. Intended Occupiers and Use

The proposed annexe is to be used as accommodation for visiting family and friends of the applicant. The annexe will remain ancillary to the main dwelling and will not be occupied as a separate or independent residential unit. It will not be sold or occupied independently of the main house.