

Supporting Planning Statement v1

Proposed Replacement Garage with Single Storey Family Annex 9 Upton Gardens, Worthing, BN13 1DA

February 2026

1. Site & Surroundings

The application site relates to 9 Upton Gardens, a residential property located within an established suburban area of Worthing. The surrounding context is characterised by family dwellings of varied age and appearance, with a mix of original and altered outbuildings, extensions, and domestic structures typical of long-established residential gardens.

The application relates to an existing detached single-storey garage structure positioned within the residential curtilage. The garage is of limited architectural merit and is currently in a poor and visually cluttered condition, detracting from the overall appearance of the site.

2. Existing Situation

The existing building is a simple single-storey garage of utilitarian construction. It provides substandard use for a garage due to its small scale and does not positively contribute to the character or appearance of the property or wider area. The structure is in a poor state of repair and has an existing asbestos roof.

3. The Proposal

The application seeks planning permission to:

- Remove the existing detached garage building
- Construct a new single-storey building in broadly the same position
- Use the building as a family annex ancillary to the main dwelling

The proposed annex has been designed to provide modest, self-contained accommodation for the applicant's daughter while remaining functionally and legally tied to the main dwelling.

As shown on the submitted plans and elevations , the building includes:

- A bedroom
- Living space
- Utility facilities

- Rooflights to provide natural light while limiting overlooking

The scale remains domestic and subservient, and the footprint follows the established pattern of built form on the plot.

4. Use as a Family Annex (Not a Separate Dwelling)

A key aspect of the proposal is that the building will function as ancillary accommodation, not as an independent residential unit.

- The annex is intended for occupation by the family's daughter
- It will remain within the planning unit of No. 9 Upton Gardens
- It will share the same ownership and domestic relationship as the main house
- The scale, layout, access and siting do not support independent subdivision

This form of accommodation is increasingly common and supports multigenerational living, reducing housing pressure and enabling family support while maintaining a single household planning unit.

5. Design & Appearance

The proposed building represents a clear visual improvement over the existing garage.

- The structure is single-storey with a modest overall height
- The design is simple, domestic, and in keeping with garden outbuildings
- Openings are carefully positioned to serve the annex while respecting neighbouring amenity
- Rooflights reduce the need for large elevated openings and limit any perception of overlooking

The replacement building will appear as a well-designed garden structure rather than a makeshift storage building, thereby enhancing the character of the site.

6. Impact on Neighbouring Amenity

Due to its:

- Single-storey form
- Modest scale
- Position within an established garden setting

The proposal will not result in harmful overshadowing, loss of light, overbearing impact, or unacceptable overlooking to neighbouring properties.

The replacement of an existing structure in a comparable position further limits any perception of intensification of built form.

7. Character of the Area

Outbuildings, garages, and domestic ancillary structures are common features within rear and side garden areas throughout Upton Gardens and the wider suburban context.

The proposal:

- Maintains the established pattern of development
- Remains clearly subordinate to the main dwelling
- Does not introduce a separate dwelling or urbanise the plot

As such, it accords with the prevailing residential character of the area.

8. Conclusion

The proposal represents a modest, well-considered form of domestic development that:

- Replaces a poor-quality existing structure
- Enhances the appearance of the site
- Provides suitable accommodation for a family member
- Remains ancillary to the main dwelling
- Preserves neighbour amenity
- Respects the character of the surrounding residential area

The development is therefore considered to be a sustainable and appropriate form of residential improvement.

9. Planning Policy Context

National Planning Policy Framework (NPPF)

The proposal should be considered in the context of the National Planning Policy Framework (NPPF), which is a material consideration in all planning decisions.

- **Paragraph 8:** Achieving sustainable development — the proposal supports social sustainability by providing suitable accommodation for a family member within the existing residential planning unit.
- **Paragraph 60 – 61:** Promoting well-designed places that respond to local character. The proposed building is domestic in scale, appropriate in form, and reinforces the local residential environment.
- **Paragraph 130:** Permission should be refused for development of poor design that fails to take the opportunity to improve the character and quality of an area. Conversely, this proposal replaces a dated structure with a carefully designed building that enhances visual amenity.

The proposal aligns with the NPPF's overarching aims to deliver high-quality and inclusive design and residential environments that support family needs.

Worthing Local Plan (2011–2030)

The following Local Plan policies are particularly relevant:

Policy SS1 – Sustainable Development

Development should be sustainable, respecting the local context while providing appropriate housing needs. The proposal makes efficient use of existing land and supports the vitality of inward investment in the local environment.

Policy SS2 – Presumption in Favour of Sustainable Development

In accordance with national policy, development that accords with the Local Plan should be approved without delay.

Policy DM1 – Design and Distinctiveness

All new development, extensions, and alterations must:

- Respond positively to local character and distinctiveness
- Use high-quality materials and design

- Respect neighbouring amenity

The proposed annex has been designed to be subservient and complementary to the host dwelling, with careful attention to scale, form, and materials.

Policy DM5 – Residential Extensions and Sub-Division

Domestic extensions and ancillary buildings will be permitted where they:

- are well designed and sited to not harm neighbours;
- maintain adequate private amenity space;
- do not result in an unacceptable sense of enclosure, overbearing impact, or loss of light.

The proposal replaces an existing building with an improved structure that respects neighbour amenity, avoids harmful impacts, and preserves usable garden space.

Policy DM21 – Protection of Amenity

Development should not generate unacceptable impacts on the amenity of existing or future occupiers through loss of light, privacy or excessive overbearing effects. Owing to its modest single-storey form and considered siting, the proposed building will not result in material harm to neighbouring properties.