Supporting Information

To:	Planning Department	**At:**	Adur Council
From:	Triptych PD Limited	**Date:**	27th October 2025
Subject:	81 OVERHILL, SOUTHWICK, BN42 4WH - AWDM/1252/25 (REVISED WINDOW LOCATIONS)		

PROPOSED GARDEN ROOM ANNEXE

Size, Location and Use

Householder planning permission is sought for the demolition of the existing garage and replacement with a new 7.5-metre by 3.6-metre freestanding single storey outbuilding. The outbuilding will have an eaves height of 2.5 metres and highest point on the pitched roof at 3.2 metres. There is to be a small overhang on the south elevation to act as small shelter when pausing to open the door but this is not required on the north so not replicated. There will be a resultant internal floorspace under 27m² (taking account of the wall widths). Permission is required as the proposed use will be for an older family member to live semi-independently but with the support of those in the main dwelling, as needed. There is no intention that this will become a separate planning unit. The annexe will only be accessible from the rear garden of the main dwelling and would share services with the host property. This space would accommodate a shower room and toilet and open plan kitchenette/living/bedroom. The annexe would not be fitted with a full kitchen or laundry facilities. The limited cooking facilities and lack of laundry facilities would ensure that a functional dependency on the main house is maintained for the occupant.

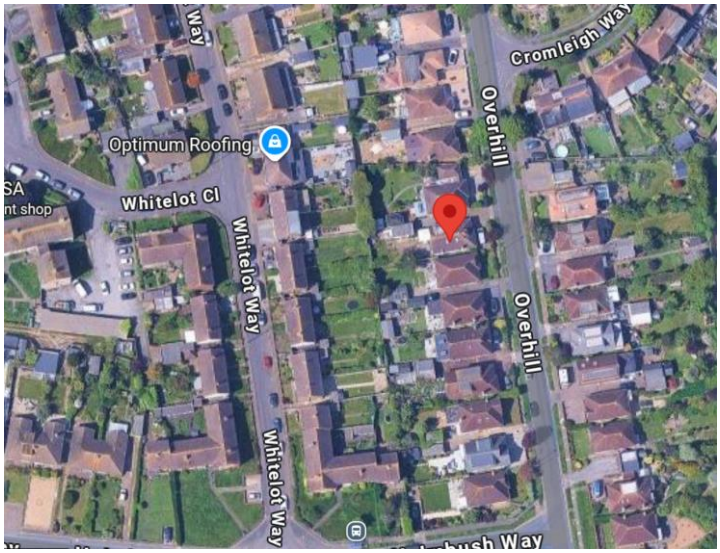
The existing building is used for storage rather than a car garage given the ample on-street parking available. The existing 3.1-metre high white brick/block building with the main access 'up and over' door onto the adjacent lane is 6.1m by 3.1m and sits adjacent to the north boundary. There is a pedestrian door and window in the south elevation. The replacement building is similar in both height and width to the existing with only the length increasing perhaps more noticeably but within the garden context, it will not be overbearing and will sit comfortably adjacent to the boundary wall.

The overall garden size is approximately 115sqm and therefore the replacement outbuilding will be proportionally subordinate to the garden and main dwelling. The garden room's entrance will be on the south elevation in addition to a window to benefit from natural daylight as per the existing garage. A small high-level window will be in the east elevation to serve the shower room and be of obscured glazing.

The west – with a window the same as on the south - and south elevations will be of an off-white composite cladding material with the rear (north) and east being black anthracite polymer-coated steel panels.

Even though this is a replacement structure of similar size, it is worth noting that outbuildings such as garages, sheds and garden annexes are a common feature in the immediate and surrounding area and form the character and appearance as shown on the following photograph.

Supporting Information



The proposed garden room will not impinge on the neighbouring residential buildings or local surroundings.

Proposed External Materials

Item	Material/finish
Foundations	Ground screws
External walls	Off-white composite cladding (south and west 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	The 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 400mm 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.
Doors	French doors - 2050mm x 1500mm (south elevation) with an anthracite grey uPVC frame.
Windows	Openable windows are proposed in the south, west and east elevations. The south and west ones will be 1200mm x 800mm and the east obscured at 500mm x 500mm. Both will be with anthracite grey uPVC frames.

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Item	Material/finish
Lighting	Up/downlights either side of doors for wayfinding and domestic in style.

Assessment and Conclusion

Consideration has been given to the policies in the Adur Local Plan (2017) and there is no conflict to warrant the refusal of planning permission. The only planning policy designation is that the property is within the 'Built Up Area Boundary' as confirmed on the Interactive Planning Policies Map[1]. In terms of general design, 'Policy 15: Quality of the Built Environment and Public Realm Development' requires proposals to be of a high architectural quality and respect and enhance the character of the site, and the prevailing character of the area, in terms of proportion, form, context, massing, siting, layout, density, height, size, scale, materials, detailed design features and landscaping. It is considered given the overall presence of outbuildings being such an established character in the surroundings and that this is a replacement structure of a broadly similar size adjacent to a boundary, which accommodates outbuildings on the other side, that all other applicable criteria are adhered with. The use of off-white/cream on two elevations is akin to the existing garage appearance. The new east elevation, which is to be black will be seen in the context of being up a private access lane, set back from the main road. Whilst a different colour to the existing, a black 'garage' door is commonplace and will not be detrimental to the streetscene.

Development Management Standard No. 2 specifically provides advice for 'Extensions and Alterations to Dwellings' – other than purpose built garages, no advice is given in respect to a garden annexe such as proposed.

In terms of the use, it will allow for a level of semi-independent living for a family member with the support of those in the main dwelling. The proposal demonstrates a functional reliance on the main dwelling for day-to-day living requirements and will be occupied by a dependant relative and is therefore considered to be an ancillary annexe. Such an arrangement was recently approved at 93 Grand Avenue, Worthing, BN11 5BD (AWDM/0148/25) with the use secured by a condition stating:

> *The building hereby permitted shall only be used as residential annexe accommodation or for purposes ancillary to the occupation and enjoyment of the property as a whole (as it exists at the date of this permission) as a single dwellinghouse, and shall not be occupied as an independent dwelling unit.*

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/Oct-25v2

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