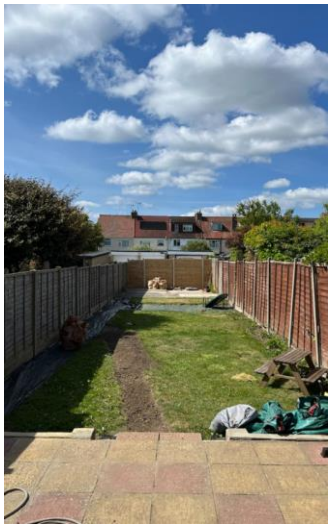
Supporting Information

To:	Planning Department	**At:**	Adur Council
From:	Triptych PD Limited	**Date:**	16th May 2025
Subject:	75 CONNAUGHT AVENUE, SHOREHAM-BY-SEA, BN43 5WL (PP-14002763)		

PROPOSED GARDEN ROOM ANNEXE

Size, Location and Use

Full householder planning permission is sought for the proposed installation of a new 4.8-metre by 3.6-metre freestanding single storey outbuilding in the garden of the property. The outbuilding will be a maximum of 3 metres high on the north-east side, reducing to 2.9 metres on the south-west and have an internal floorspace under 17m² (taking account of the wall widths). The overall garden size is approximately 145sqm and therefore the outbuilding will be proportionally subordinate to the garden and main dwelling. The location of the garden room is the same that used to accommodate a garage/shed (footprint approximately 13sqm) albeit with a larger footprint of 17.28sqm. Whilst the width and length accord with permitted development rights, the height of 3 metres exceeds that parameter and as such householder permission is required. The purpose of the height is to that the garden room can be used as a home gym and allowing for barbells to be lifted above head height with straightened arms. The garden room's entrance will face the house and located into the north-west corner of the garden. Therefore, the north-west and south-west elevations will be immediately adjacent to the boundaries so as to not create an isolated feature and will be viewed in the context of those boundaries. The north-west fence height (with number 77) is 2.04m and the rear garden boundary to the lane (south-west) is 1.87m high. For completeness, the south-east fence is 1.62m high.



Photograph of the garden and boundaries taken from the rear of the house

The garden room is to be used as ancillary space and there is no intention for connection to running water and will not allow for separate living. There will be no intensification of use that would create

Supporting Information

additional traffic. The purpose is to provide additional space at ground level in a built-up area without any alteration to the main building.

Beyond the rear boundary fence, is a lane to allow for vehicular access for the many garages and parking areas and provides visual 'relief' between the gardens of Connaught Avenue and Old Shoreham Road. Such ancillary buildings of garages, sheds and garden annexes are a common feature in the immediate and surrounding area and for the character and appearance as shown on the following photograph.



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	Thermowood cladding (north-east and south-east elevations) and black anthracite polymer-coated steel panels to north-west and south-west. These will be attached to 19mm x 38mm pressure treated batten with a breathable membrane on a steel frame.
Roofing and rainwater system	Flat 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 600mm 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.

Supporting Information

Item	Material/finish
Insulation	Wall, floor and roof insulation - 97mm Rock wool and 100mm Celotex.
Doors	French doors including fixed panes either side - 2050mm x 2300mm (north-east elevation) with an anthracite grey uPVC frame, which will provide natural light.
Windows	One fixed pane window is proposed on the south-east elevation, which will be 2050mm x 800mm, again with anthracite grey uPVC frames.
Lighting	Up/downlights either side of doors for wayfinding and domestic in style.

Assessment and Conclusion

Consideration has been given to the application policies in the Adur Local Plan (2017) and there is no conflict to warrant the refusal of planning permission. There are no planning policy designations 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 strongly considered given the presence of outbuildings being such an established character in the surroundings and the end of garden location adjacent to a vehicular lane, that all other criteria are adhered with. The 'exposed' elevations will be in thermowood, which will sit comfortably and appropriately in the context of the wooden fencing. In addition, the garden room/gym is to be predominantly on the footprint of a shed as shown on mapping/Google maps etc.

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.

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/May-25

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