

Supporting Information

To: Planning Department **At:** Worthing Council

From: Triptych PD Limited **Date:** 21st August 2026

Subject: 56 Haynes Road, Worthing, BN14 7JY

PROPOSED GARDEN ROOM ANNEXE

Size, Location and Use

Full householder planning permission is sought for the proposed installation of a new 5.7-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 west side, reducing to 2.4 metres and have an internal floorspace under 20.5sqm (taking account of the wall widths). The overall garden area is more than 100sqm and therefore the outbuilding will be proportionally subordinate to the garden and main dwelling. The location of the annexe is at the far end of the garden away from the house and all neighbouring, with 1.8-metre high fencing on all but the west elevation, which will face the rear of the house. In addition, there are 3-metre high The Applicants have installed the shell of a garden room, which replaces a previous outbuilding. The shell building accorded with permitted development rights and was no taller than 2.5 metres. However, with that now in place, and for the intended use to be for a home gym, they realise that greater height is required in order to use the equipment. Therefore, the proposed increase at the west elevation to 3 metres. The northern section of the outbuilding will be used for storage given the demolition of the previous outbuilding and the need to store garden equipment/furniture etc.

Given the division in ancillary uses, the storage section will be accessed by a hidden door finished in vertical cedar cladding, which will be used on that front elevation. The gym area will be accessed via patio double doors with fixed window panes either side to achieve enhanced natural light. The remaining elevations will be anthracite corrugated steel with no windows required.

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 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, are the slightly larger gardens to the properties on St Thomas's Road. Those immediately surrounding the application site also accommodate a range of outbuildings, which are a common feature and form the established character and appearance as shown on the following Google image (56 Haynes Road identified with red dropped pin).

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The proposed garden room will not impinge on the neighbouring residential buildings or local surroundings. Furthermore, the existing ground screws installed for the permitted development sized outbuilding will be used as the base is already installed.

Proposed External Materials

Item	Material/finish
Foundations	Existing ground screws
External walls	Cedar cladding (west elevation) and anthracite polymer-coated corrugated steel panels to north, east and south. 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 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 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 including fixed panes either side - 2050mm x 2300mm (west elevation) with an anthracite grey uPVC frame. The single cedar cladded door to the storage zone will be 2050mm x 900mm.

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Item	Material/finish
Windows	As above - the fixed panes either side of the doors will have anthracite 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 Worthing Local Plan (2023) 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 Map¹. In terms of design that includes extensions and outbuildings, Policy DM5 states:

DM5 - QUALITY OF THE BUILT ENVIRONMENT

- a) All new development (including extensions, residential annexes, alterations, ancillary development, change of use and intensification) should:
 - i) be of a high architectural and design quality and respect and enhance the character of the site and the prevailing character of the area. This will include consideration of proportion, form, design, context, massing, siting, layout, density, height, size, scale, materials, detailed design features and landscaping;
 - ii) enhance the local environment by way of its appearance and character, with particular attention being paid to the architectural form, height, materials, density, scale, orientation, landscaping, tree canopy, impact on street scene and layout of the development;
 - iii) make a positive contribution to the sense of place, local character and distinctiveness of an area;
 - iv) respect, preserve and where appropriate enhance, heritage assets and settings;
 - v) be well built, accessible, fit for purpose, and adaptable to changing lifestyle, demography and climate;
 - vi) include a layout and design which: take account of potential users of the site; create safe conditions for access, egress and active travel (walking and cycling) between all locations; provide good links to integrated public transport; and have acceptable parking arrangements (in terms of amount and layout);
 - vii) make a positive contribution to creating a safe and secure environment by integrating measures for security and designing out opportunities for crime;

- viii) not have an unacceptable impact on the occupiers of adjacent properties, particularly of residential dwellings, including unacceptable loss of privacy, daylight/sunlight, outlook, an unacceptable increase in noise giving rise in significant adverse impacts, or vehicular movements resulting in severe cumulative impacts on the road network, or loss of important open space of public value (unless it satisfies any of the exceptions set out under Policy DM7 – Open Space, Recreation and Leisure);
- ix) respect the existing natural features of the site, including landform, trees and biodiversity and contribute positively to biodiversity net gain. Where appropriate, this will include the protection and integration of existing trees and green infrastructure into new developments;
- x) ensure that lighting incorporated into developments provides the minimum for public safety, is energy efficient and avoids light pollution.

Residential Annexes

- b) Residential annexes must be designed as ancillary to the main dwelling and be capable of satisfactory conversion for use in association with the main dwelling when it is no longer required by a relative or dependant.

Ensuring Approved Plans are Delivered

- c) To ensure that the quality of approved development is not materially diminished between permission and completion, where appropriate, the Council will resist subsequent planning applications that would impact negatively on the design and quality of the approved scheme.

Ensuring Good Design

- d) Development must reflect government guidance on design and take into account any local design guidance and supplementary planning documents such as design guides and codes. Weight will be given to outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally, so long as they fit in with the overall form and layout of their surroundings.

Whilst planning permission is necessary, it is important to consider that the character of the area is houses with rear gardens and as such the layout and form reflects this. The 500mm increase in the height (highest point) from permitted development rights predicates the requirement for permission. The base and a shell is already in place for a structure that accords with permitted development rights and therefore no additional ground screws are required.

¹ <https://www.adur-worthing.gov.uk/maps/worthing-local-plan-map/>

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With regard to the policy section on residential annexes, it is noted that this is not for a dependent etc and will not be constructed to allow for independent living in any form. It is for ancillary use for the same occupant of the main house i.e. the applicants.

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/Aug-26