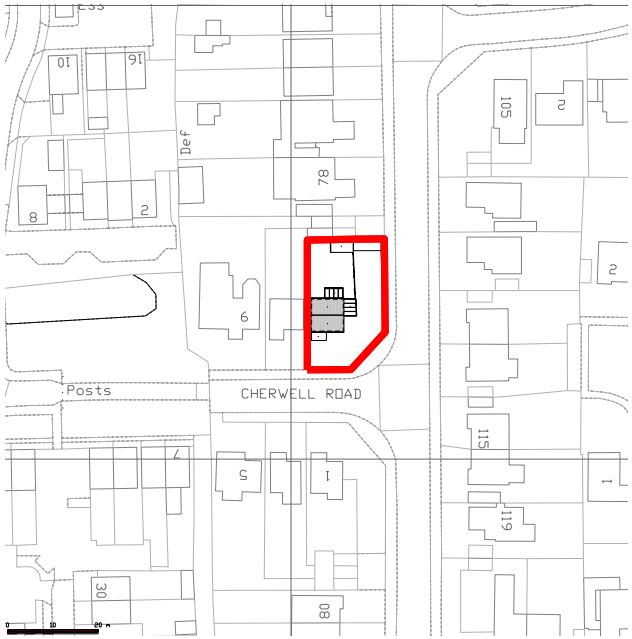
2 Cherwell Road

Design Report

Date: 17.10.2025 - Rev A





Site Plan



Aerial view

Introduction

This Design Report has been prepared in support of an application for Householder planning permission for replacement of the existing garage with a garden outbuilding at 2 Cherwell Road, Durrington, BN13 3NB. To be used as a residential annex for a close family member

It is submitted together with the design drawings and associated application forms.

Site Context

The existing dwelling is a two-storey detached house occupying a relatively large plot on the north side of Cherwell Road and corner of Adur Avenue.

The surrounding area is residential in character, based around the loop of Adur Avenue. With a mix of chalet bungalows and two storey houses.

The site does not fall within a conservation area, nor does it contain a listed building.

Existing Building

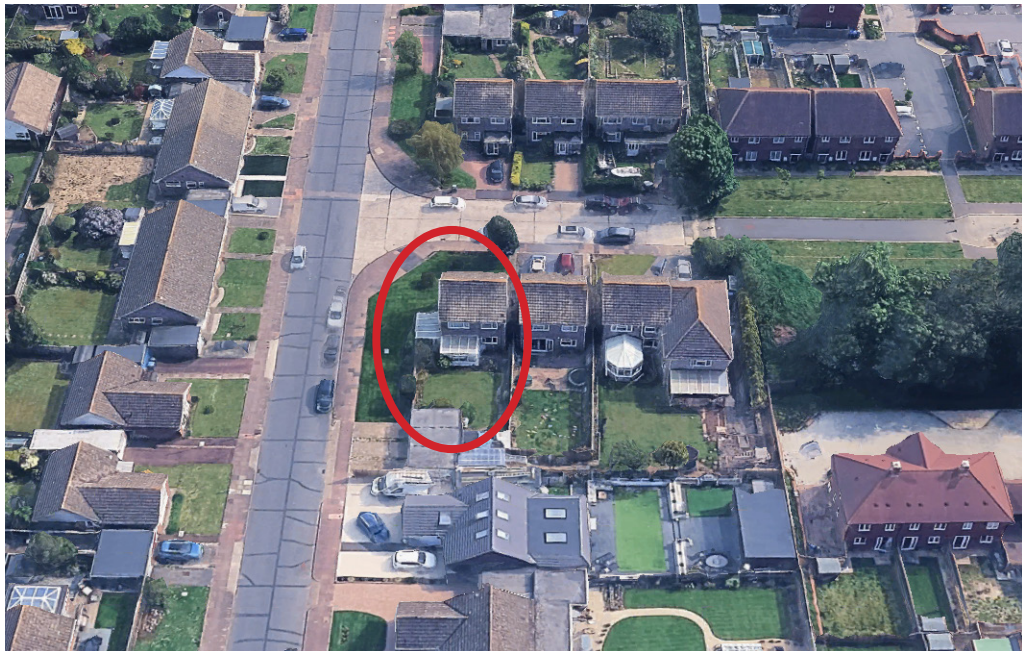
The house is entered from Cherwell Road. The ground floor has been extended with a conservatory to the rear and a glazed lean-to extension to the east side. At first floor there are three bedrooms and a bathroom.

There is a small garage in the north-facing rear garden which is accessed from and fronts Adur Avenue. There is a narrow passage running along the west of the house.

The plot includes a strip of land which fronts Adur Avenue but is outside of the main garden wall. The rear garden and garage back onto the garden and garage belonging to No 4 Cherwell Road. The third garage is own by No. 6 Cherwell Road.



Aerial view from South



Aerial view from North



Aerial view from East



Aerial view from West



Front façade - facing Cherwell Road



Side façade - facing Adur Ave

The Proposed Development
The proposed project is to replace the existing garage with a larger, full-width single-storey outbuilding. To be occupied as an annex by the applicant's close family member.

The outbuilding would contain a small kitchenette, living/dining space, a bedroom, shower room and storage. The current access to the garden from Adur Avenue via the garage would be removed. The new annex would sit back from the line of the garden wall, a new section of garden wall would be built to match the exiting. Windows/doors would face the main house and open onto the garden. The outbuilding would have a flat roof with two roof lights on raised kerbs.

The annex would be functionally linked to the main dwelling, allowing the applicant's close family member to occupy their own space with a degree of independence, while remaining part of the main household.

The owners of No 4 Cherwell Road have requested that the new rear wall of the outbuilding be built straddling their boundary, as they intend to construct an outbuilding to the same depth. The applicant has submitted the relevant ownership notice to them.



Rear façade



Side passage



Rear garden - looking west towards the rear gardens of No.s 4 and 6



Garage on Adur Avenue - No. 2 on the left



Rear of garage



Rear garden - looking north



Rear garden and the boundary wall facing Adur Ave

Scale/amount
The existing garage measures 5.12 x 2.82m externally and has a footprint of 15m2 (GEA), and 12.5 of internal floor area (GIA). It's roof is 2440mm above garden level. It is too small to accommodate a modern car.

The proposed outbuilding would measure 9.7 x 4.42m externally at the widest points and have a footprint (GEA) of 40m2, and an internal floor area of 32.4m2 (GIA). The internal ceiling height would be 2.3m for the majority of the outbuilding.

The eaves level of the proposed flat roof would be 2770mm above the garden level, with the highest point backing No 4's garage and garden at 2930mm.

Materials
The new walls to the outbuilding would generally have a sand-cement render applied, painted white. However, the projecting portion facing Adur Avenue would be clad in horizontal timber cladding boards.

New windows and doors to the outbuilding would be PVCu with white frames. The window facing Adur Ave would have obscured glass.

The flat roof would be finished in bitumen felt, dark-grey. Roof lights with double-glazed units and aluminium frames would be sat on kerbs of 150mm above roof level to satisfy building regulations. The fascia boards and rainwater goods would be black plastic.

Access
The access to the outbuilding would be solely from the main house. The existing secondary access from Adur Avenue would be omitted.

Services
The annex would be connected to the existing electrical and water supplies serving the main house.

Foul drainage from the shower room and kitchen would be connected to the existing private below ground drainage to the rear of the house.

Rainwater would be taken to a new soakaway dug on the site, to be positioned a minimum of 5m from the existing / proposed buildings or public/adoptable sewers and 2.5m from the site boundaries.

Planning Precedents
We have identified the following recent planning approvals for residential annexes in the Worthing/Adur area which we consider to be valid precedents for this proposal.

44 The Strand, Worthing, BN12 6DN
Approval Ref AWDM/0446/25 (June 2025)
Single storey extension to east side to provide Annex accommodation...

60 George V Avenue ,Worthing, BN11 5RL
Approval Ref AWDM/1420/24 (January 2025)
Proposed annexe for family member to include conversion of existing semi detached garage

29 Milton Drive, Southwick, BN42 4NE
Approval Ref AWDM/1044/24 (September 2024)
Change of use of outbuilding to family annex

19 Mile Oak Road, Southwick BN42 4QF
Approval Ref AWDM/0823/24 (September 2024)
Garden building to be used as an annexe with kitchen, bathroom and bedroom...

Conclusion
The proposed garden outbuilding would provide residential annex accommodation for a close family member of the applicant. It would replace an existing garage which is unsuitable for parking/storing modern cars.

We have developed the design proposal following analysis of the site, existing buildings and built context with consideration to specific local and national planning policies.

Research of similar proposals for residential annexes approved recently within the Worthing/Adur area have indicated that this proposal would comply with policy.

The proposed annex at this property would be ancillary to and functionally linked to the main dwelling, but provide living accommodation to a family member who could not otherwise afford private accommodation on their own.