

Mr Russell Crouch
16 Blatchington Road
Hove
BN3 3YN

Dear Mr Crouch,

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015

Application for Planning Permission

Development: No. 7 Regis Avenue was purchased by a multi-generational family to enable the parents to live within the same property whilst maintaining independent day-to-day accommodation. The property is well suited to this arrangement as it already benefits from an existing garage with adjoining garden room, providing an opportunity to create an ancillary residential annexe (granny annexe) without substantial new development or any new buildings.

The proposal seeks planning permission for the change of use and conversion of the existing garage, storeroom and adjoining garden room to form a residential annexe ancillary (granny annexe). The existing garden room is connected to the main dwelling via a covered walkway, ensuring the annexe remains linked to the principal dwelling and functions as accommodation ancillary to the main house. The existing and proposed layouts are shown the attached drawings in DWGPS_1018_7 Regis Avenue PO12 4HQ - Existing and Proposed Drawings.pdf

The existing garage will be converted into a double bedroom, the storeroom/ utility becoming a bathroom and full utility room. The garden room will be reconfigured to provide an open-plan kitchen, dining and living area. The existing covered walkway, currently formed by a dwarf brick wall with glazed conservatory-style windows, will be converted into an internal entrance hallway accessible from the main house. The existing wall will be upgraded to a double-skin insulated construction, with high-level windows introduced to provide natural daylight while maintaining privacy between adjoining rooms.

The annexe will be serviced from the existing dwelling, with utilities originating from the main house before being distributed throughout the residential annex. Although the annexe will provide independent living facilities, it will remain ancillary to the main dwelling and will not form a separate planning unit or be occupied independently from the main house.

The proposal includes raising and insulating the existing floors throughout the

annexe. The existing flat roof over the garage will be replaced with a new warm roof construction, resulting in a modest increase in height to accommodate improved insulation and thermal performance.

There are currently no foul or surface water drainage connections serving the proposed annexe. A drainage assessment has been undertaken by a specialist contractor, and the indicative locations of new drainage runs and inspection chambers are shown on drawing DWGPS_1018_7 Regis Avenue PO12 4HQ - Existing and Proposed Drawings.pdf page 5.

The proposal will re-use existing buildings to provide ancillary accommodation for family members, supporting a multi-generational living arrangement and makes efficient use of the existing built form. It will remain also physically and functionally linked to the main dwelling through shared ownership and utility services.

Location: 7 Regis Avenue Aldwick PO21 4HQ

Thank you for your application submitted via the internet on 11th August 2026. It has been downloaded and will be checked for validity by the Technical Support Unit. It has been allocated the reference number **AW/154/26/PL**.

Once your application has been checked we will contact you again.

This letter does not confirm validity of the application/documentation submitted.

Yours sincerely



Neil Crowther
Group Head of Planning

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If you have provided an email address, all correspondence including the decision notice will be sent by email. It is therefore important that you keep us informed if this changes during the course of this application.

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