Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 10/11/2025 4:37 PM from Mr Oliver Wright.

Application Summary

Address:	42 Pines Avenue Worthing West Sussex BN14 9JQ
Proposal:	Two storey rear extension, loft conversion with side facing dormers, external alterations including painted render and new fenestration: family annex outbuilding in rear garden
Case Officer:	Jo Morin

Click for further information

Customer Details

Name:	Mr Oliver Wright
Email:	
Address:	NAPC Watermoor Point Cirencester

Comments Details

Commenter Type:	Member of the Public
Stance:	Customer made comments in support of the Planning Application
Reasons for comment:	
Comments:	On behalf of the National Annexe Planning Consultancy (NAPC), I am writing in support of planning application AWDM/1359/25 for a two storey rear extension, loft conversion with side facing dormers, external alterations including painted render and new fenestration, and a family annex outbuilding in the rear garden at 42 Pines Avenue, Worthing, West Sussex BN14 9JQ. NAPC is a national authority on ancillary and modular residential accommodation, and we recognise the significant benefits that well-designed annexes and ancillary outbuildings can bring to local communities. The proposed family annex outbuilding, as described, is clearly intended to remain ancillary to the main dwelling, supporting flexible living arrangements such as multigenerational households, care for relatives, or independent living for family members while maintaining a close familial connection. This approach aligns with national trends and best practice, as seen in Ireland and California, where ancillary accommodation has played a positive role in alleviating housing pressures and providing sustainable solutions to evolving family needs. We note that the scale and layout of the proposed development, including the two storey extension and loft conversion, should be carefully considered to ensure that the annex remains subordinate to the principal dwelling and does not risk future separation or independent occupation. The design, including the use of painted render and new fenestration, appears sympathetic to the existing property, and the location of the annex in the rear garden supports its ancillary function. We encourage the Council to ensure that access arrangements reinforce the annex's

dependent relationship with the main house and that any conditions imposed maintain this ancillary status.

NAPC's national position is that ancillary and modular development makes efficient use of existing residential plots, supports sustainable living, and offers a practical response to housing and care needs without the need for large-scale new development. We invite the Council to consider the adoption of supportive annexe policies in future iterations of the local plan, recognising the proven benefits of such accommodation in other jurisdictions.

Further information on the positive role of annexes and best practice guidance can be found at https://napc.uk/annexe-support/. We trust that the Council will give due consideration to the merits of this application and the wider benefits of ancillary accommodation for the local community.