Dear Sir/Madam,

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

Comments were submitted at 02/10/2025 2:19 PM from Mr Oliver Wright.

Application Summary

Address:	St Lawrence Surgery 77 - 79 St Lawrence Avenue Worthing West Sussex BN14 7JL
Proposal:	Erection of canopy to link main building and annexe
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 write in support of planning application AWDM/1122/25 for the erection of a canopy to link the main building and annexe at St Lawrence Surgery, 77 - 79 St Lawrence Avenue, Worthing, West Sussex, BN14 7JL. NAPC is the leading national authority on ancillary and modular residential development, and we recognise the value such proposals bring to communities. The proposed canopy, serving as a physical and functional link between the main building and the annexe, reinforces the ancillary relationship between the two structures. This approach aligns with best practice in maximising the utility of existing plots, supporting flexible use, and enabling multigenerational or adaptable living arrangements. Ancillary accommodation, when sensitively integrated, offers a sustainable response to evolving housing and care needs without necessitating large-scale new development. We note that the proposal maintains the subordinate and supportive role of the annexe, with no indication of independent access or separation from the principal building. The scale and layout of the canopy appear proportionate and do not raise concerns regarding overdevelopment or adverse impact on the character of

the site. It is important, however, that the ancillary use is retained and that any future intensification or separation is carefully managed through appropriate planning conditions.

NAPC encourages Worthing Borough Council to consider the adoption of supportive annexe policies in future reviews of the local plan. Evidence from Ireland and California demonstrates that well-regulated ancillary accommodation can play a significant role in relieving housing pressures and supporting community resilience. Further information on the benefits of ancillary development can be found at https://napc.uk/annexe-support/.

We trust that the Council will recognise the merits of this proposal and the positive contribution it can make to local housing flexibility and sustainability.