Expiry Date - 26/05/2025

Development Control – Delegated Officer Report

Application Number: AWDM/0446/25 **Recommendation – APPROVE**

Site: **44 The Strand Worthing West Sussex BN12 6DN**

Proposal: **Single storey extension to east side to provide Annex accommodation, plus enlarged window opening to first-floor east side**

Date of site visit: 30.04.2025

Neighbours checked: Y

Additional neighbour notifications: Y - No.42 (Amended Plans)

Site and Surroundings

The application property comprises a brick-built semi-detached house with tiled, hipped roof located on the north side of The Strand within an established residential suburb of the town. The house is set back from the road by 12m behind a paved front garden enclosed at the front by a low wall and hedging and a grassed verge fronting the highway. There is a drive to the east side of the house. A detached garage set back into the rear garden has been removed.

Attached to the west, No.46 is a mirror of No.44.

Adjoining to the east is No.42, a detached brick-built hipped roof house similar in style to the application property. It is sited closer to the edge of the highway, forward of the front of No.44 and has been enlarged on the west side by an attached garage. The garage extends up to the common site boundary and rearward the full depth of the house. It has a parapet roof to the front and part side.

The application property is not listed or locally listed or within a conservation area. There are no TPO trees on the site.

Proposal

Permission is sought to erect a single-storey side/rear extension to provide an attached annex for a family member.

The proposed brick extension would infill the gap between the east side of the house and the site boundary with No.42. Following amendment it would be set back 0.3m from the front of the house and extend 12.7m rearwards, some 4.6m beyond the rear wall of the house. The extension would have a tiled, lean-to roof 4m high where adjoining the house sloping down to 2.8m adjoining the boundary with a ‘hidden’ gutter. The rearmost component (3m

depth) would have a hipped roof to the north and east elevations with a vertical face on the west side.

The extension would provide annex accommodation for a family member comprising a living/kitchen/dining area, separate bedroom and bathroom. The annex would be accessed internally from the main house.

The proposals also include the re-positioning and widening of an existing first-floor window in the east side of the house serving the stairwell/landing.

Relevant Planning History: None

Consultations: None undertaken.

Representations: A comment has been received in support of the application from the National Annexe Planning Consultancy (NAPC) commenting: -

"*As specialists in the sector, with extensive experience across the UK, NAPC strongly champions the use of annexes for ancillary residential use. We have seen first-hand the positive impact this type of accommodation provides, both at a family level and more broadly in addressing national structural challenges. We support the principle of annexe development.*

Annexes play a vital role in the wider housing supply conversation by:

- *Supporting multigenerational living, easing housing pressure for younger adults and older family members alike.*
- *Reducing the burden on social care systems, allowing older relatives to age in place with the support of family.*
- *Providing a more affordable, sustainable form of housing.*
- *Creating housing capacity without increasing pressure on greenfield development or overstretched infrastructure.*

With the UK's aging demographic and increasing demand for intergenerational solutions, annexes represent a modern, adaptable, and compassionate approach to future housing.

The use of the annexe should be reliant on the main dwellinghouse. It is important it does not constitute a separate, standalone unit of accommodation and it could not operate as such, given the site constraints and reliance on the main dwellinghouse. Residential annexes are typically considered ancillary to the main dwelling, even if they contain all the facilities necessary for independent living (such as a kitchen, bathroom, and bedroom). The key distinction is that they are functionally linked to the main dwelling, rather than being separate, self-contained dwellings.

There are a lot of cowboy operators in the sector. There is a clear distinction between high-quality annexes and substandard developments often associated with the 'beds in sheds' issue. Poorly constructed or improperly used outbuildings can create long-term planning enforcement challenges and

undermine the credibility of legitimate annexe developments.

To safeguard the integrity of annexe accommodation, we wish to highlight the importance of:

- *Effective planning conditions to ensure that annexes remain ancillary to the main dwelling and are not misused as unlawful separate dwellings.*
- *Longevity of the structure, ensuring that buildings are fit for purpose and not simply temporary solutions.*
- *Compliance with full Building Regulations, which is crucial for ensuring safety, structural integrity, and future property resale value.*
- *Consideration of financial implications, including Community Infrastructure Levy (CIL) exemptions where applicable, as well as council tax, insurance, mortgage, and finance considerations.*

While design and provider-specific elements fall outside our remit, we [NAPC] 'believe that a well-regulated approach to annexe accommodation benefits homeowners, local authorities, and communities alike. Should you require any further information on the role of annexes in the UK housing sector, NAPC would be happy to provide our expertise."

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework (MHCLG 2024)
National Planning Practice Guidance
SPG 'Extending or Altering Your Home' (WBC)

Planning Assessment

LP Policy DM5 states that all new development (including extensions, residential annexes, alterations and ancillary development) should (amongst other things) be of a high architectural and design quality and respect and enhance the character of the site and the prevailing character of the area; 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; make a positive contribution to the sense of place, local character and distinctiveness of an area; be well built, accessible, fit for purpose, and adaptable to changing lifestyles; include a layout and design which take account of potential users of the site; and not have an unacceptable impact on the occupiers of adjacent properties, particularly of residential dwellings, including unacceptable loss of privacy, daylight/sunlight, outlook, or an unacceptable increase in noise.

It states specifically in relation to residential annexes, that they 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 dependent.

The preamble to policy DM5 states at paragraph 5.68:

"*Residential annexes can provide a suitable solution for accommodating a relative or dependent within the curtilage of the main dwelling house. Where a totally independent dwelling is not acceptable, (for example where there is a lack of separate curtilage, inadequate parking or a general unacceptable intensity of use), permission may be granted for an annexe subject to conditions or planning agreements limiting occupation to a relative or dependent, and requiring conversion of the accommodation to a use in association with the main dwelling, when it is no longer required for the relative or dependent. Such annexes should be ancillary to the main dwelling both in scale and range of accommodation and facilities, and must not assume a detached or independent identity by design or sub-division of the curtilage of the main dwelling*."

The proposed annex is designed in the form of an extension and would appear as an ancillary addition to the main house. The extension would be subsidiary in scale and siting. Its form, design and external materials will complement those of the host dwelling.

Whilst the proposed annex would contain all the facilities for independent living it would be accessed internally from the main dwelling and would not assume the identity of a separate dwelling. This can be controlled by attaching planning conditions.

The affected properties are those on either side.

Owing to the forward position of No.42 in the street, the proposed extension would extend some 8.5m beyond the rear elevation of this property directly adjoining the boundary. However, the nearest part of the rear elevation of No.42 comprises the rear of the attached garage (approximately 2.8m wide) and beyond that a 'squared' bay window serving a living room. The depth of the proposed extension would have some impact on the receipt of light to and outlook from this window. However, the impact has been minimised by the lean-to form of the proposed roof and by 'hipping' the rearmost component. On balance, taking into consideration the need for the proposed annex accommodation to meet the needs of a disabled person, it is considered the impact would not be so harmful to warrant refusal.

The enlarged first floor window in the east side of the main dwelling has to potential to facilitate overlooking of the rear garden of No.42 and should be obscure-glazed to safeguard privacy.

A bedroom window is proposed in the west side of the rear component of the extension facing the site boundary with No.46. However, a there would be a gap of 5.8m metres between the window and the boundary which is sufficient to avoid an adverse overlooking impact.

Patio doors in the north elevation would primarily overlook the long rear garden of the application property and would not give rise to an unacceptable degree of overlooking.

Expiry Date - 26/05/2025

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Matching materials
4. No openings to east side elevation of extension
5. Enlarged first-floor window to east side to be obscure-glazed
6. No additional/altered openings to front (south) elevation
7. Ancillary use of annex
8. Retain internal door to host dwelling
9. Remove ‘pd’ for subdividing rear garden

Informative

Pro-Active Amendment

Is recommendation contrary to letter(s) of representation? N

Case Officer: Jo Morin Date: 11.06.2025

Authorised by: Louise Prew Date: 11/06/2025