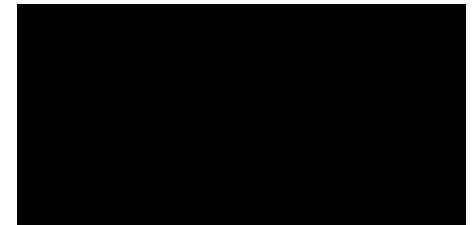




83 OLD BARN WAY, SOUTHWICK, BN42 4NS

PLANNING STATEMENT
CG-367
MAY 2026
CADGUYS DEVELOPMENTS LTD



Sonny Medcalf

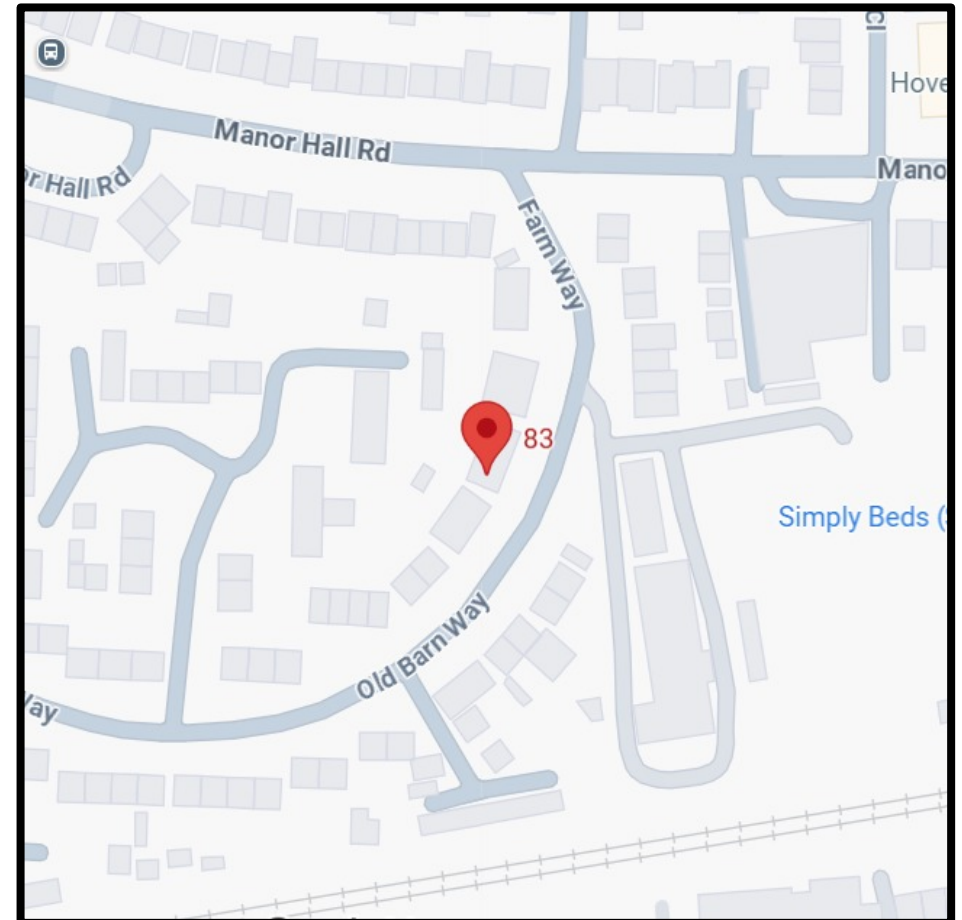
Architectural Designer BA(Hons) MA.
CADGUYS DEVELOPMENTS LTD

Date: 15 MAY 2026

Aerial Photo



Road Map



Details

Location 83 Old Barn Way, Southwick, Brighton BN42 4NS
LPA ADUR & WORTHING COUNCIL

PHOTOGRAPHS OF SITE



1.0 Introduction

This planning statement accompanies a Householder Planning Application for the erection of a modest garden annexe, at **83 Old Barn Way, Southwick, Brighton BN42 4NS**

The proposal seeks to provide ancillary family accommodation to support multi-generational living, including accommodation for adult children who are unable to move out independently and elderly relatives (commonly referred to as a "granny annexe"). The development is expressly ancillary to the main dwelling and is not intended to form a separate or self-contained planning unit.

1.1 Site and Surroundings

The application site comprises a residential dwelling within a built-up urban area of Southwick, characterised predominantly by family housing with rear gardens and domestic outbuildings. The property benefits from an existing garage structure and a generous rear garden, typical of the surrounding pattern of development.

The site is not located within a conservation area, nor is it subject to any statutory landscape or heritage designations.

1.2 The Proposal

The proposal is to provide ancillary accommodation connected to the main dwelling and construction of a single-storey garden annexe positioned to the rear of the site. Both elements are designed to function solely as ancillary accommodation to the host dwelling and will be used in connection with the main household for family purposes only. Use for adult children who are unable to move out due to financial, health or care reasons; and elderly family members requiring proximity to the main household (granny annexe use).

At no point will either annexe be occupied, sold, or used independently of the main dwelling.

1.3 Use and Ancillary Nature

It is important to emphasise that:

- The proposed accommodation will remain subordinate and incidental to the primary residential use of the property;
- There will be no separate planning unit created;
- There will be no independent postal address, utilities, or curtilage subdivision; and
- The annexes will not be used as separate dwellings or for commercial letting purposes.

The applicant fully accepts the imposition of a planning condition restricting the use of the annexes to ancillary accommodation only, consistent with Brighton & Hove City Council's established approach to such developments.

1.4 Design, Scale and Appearance

The proposed garden annexe is:

- Single-storey in scale;
- Modest in footprint relative to the size of the plot; and
- Designed to sit comfortably within the rear garden without dominating it.

Materials and finishes have been chosen to complement the existing dwelling and surrounding context, ensuring the development reads as a natural and subordinate addition to the site.

The proposals respect the character and appearance of the host property and the wider street scene.

1.5 Impact on Neighbouring Amenity

The development has been carefully designed to ensure there is no unacceptable impact on neighbouring properties.

In particular:

- The scale and height prevent loss of outlook or overbearing impact;
- Window positioning avoids overlooking and protects privacy;
- The use as family accommodation will not generate activity beyond that of a typical single household.

Given the ancillary nature of the accommodation, the proposal will not intensify the residential use of the site beyond what is considered acceptable in a domestic setting.

1.6 Planning Policy Considerations

The proposal accords with the National Planning Policy Framework, which supports efficient use of land and the delivery of adaptable homes that meet changing family needs.

At a local level, the development aligns with Adur & Worthing Council policies that:

- Support householder development of an appropriate scale;
- Allow ancillary accommodation where it remains subordinate to the main dwelling; and
- Seek to protect neighbouring amenity and the character of residential areas.

The proposal mirrors the Council's previously approved approach to annexes within the area, where conditions are used to secure ancillary use.

1.7 Conclusion

This application proposes a well-designed, modest and policy-compliant form of development that will provide much-needed family and granny annexe accommodation while remaining clearly ancillary to the host dwelling.

The proposal:

- Preserves residential amenity;
- Respects the character of the area;
- Does not create an independent dwelling; and
- Supports multi-generational living in a sustainable manner.

For these reasons, it is considered that the proposal represents sustainable development and should be granted planning permission under the householder route, subject to appropriate conditions restricting use.

NOTE: Whilst the proposed garden annex requires planning permission due to its intended ancillary residential use as a granny annex, the design has been carefully developed with close reference to the principles and limitations set out under permitted development rights for outbuildings and garden rooms.

The proposal has been assessed against the permitted development allowances and it has been confirmed that the footprint remains within the 50% curtilage allowance surrounding the existing dwellinghouse. In addition, the overall height of the structure is only approximately 300mm greater than the maximum height typically permitted under Class E permitted development criteria.

The scheme has therefore been intentionally designed to comply with, or closely align with, the majority of permitted development parameters wherever practicable, demonstrating a restrained and proportionate form of development within the residential curtilage.