

Dear Adur & Worthing Council,

Ref.AWDM/0472/26

Purpose and Occupation

The annexe will be occupied solely by the applicants' son, as a member of the family residing at 18 Poulters Lane. Its purpose is to provide him with a degree of private sleeping and living accommodation while allowing him to remain closely connected to, and supported by, the family household. The annexe will not be occupied as a separate dwelling or by a person who is not a relative or dependant of the occupiers of the main house. It will not be rented, sold, leased or otherwise disposed of separately from 18 Poulters Lane.

Shared Household Activities and Facilities

The applicants' son will continue to form part of the household at 18 Poulters Lane. The annexe will not provide for a separate and independent household because a number of ordinary domestic and family activities will continue to take place jointly with the occupants of the main house. These will include:

- regularly preparing and eating family meals in the main house;
- using the main house for family gatherings, socialising and spending time together;
- sharing the laundry facilities within the main house;
- sharing the garden and other external amenity areas;
- sharing the existing driveway, parking and pedestrian access;
- sharing refuse and recycling storage and collection arrangements;
- sharing deliveries, household services and general property maintenance; and
- receiving ongoing day-to-day assistance and support from family members in the main house.

The small kitchenette in the annexe is intended principally for convenience, including the preparation of drinks, breakfast and light snacks. It does not alter the intended pattern of occupation, under which regular family meals and wider household activities will continue to be shared with the main house.

Physical and Administrative Relationship

There will be no separate postal address, council tax assessment, utility accounts, vehicular access, parking provision, garden or defined residential curtilage for the annexe. Electricity, water, drainage and telecommunications will be supplied from the main dwelling. Access, parking, garden areas, refuse arrangements and property maintenance will remain shared. The annexe and main house will remain in the same ownership and will continue to constitute a single planning unit.

Future Use

When the annexe is no longer required by the applicants' son or another relative or dependant, it will be retained and used only for purposes ancillary to the main dwelling, such as guest accommodation, home working, hobbies or general family accommodation. It is capable of being readily reintegrated into the use of the main dwelling without substantial building work. The applicants would accept an appropriately worded planning condition requiring the annexe to remain ancillary to 18 Poulters Lane and preventing its occupation, letting or disposal as an independent dwelling.

Conclusion

The occupation, shared domestic activities, physical arrangements and continuing family support described above demonstrate that the annexe will remain functionally subordinate and ancillary to the main dwelling. It will not acquire a separate or independent residential identity. The proposal therefore accords with the residential annexe requirements of Policy DM5 of the Worthing Local Plan.