Dear Sir/Madam,

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

Comments were submitted at 11/04/2025 1:59 PM from Mr Oliver Wright.

Application Summary

Address:	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
Case Officer:	Jo Morin

Click for further information

Customer Details

Name:	Mr Oliver Wright
Address:	NAPC, Watermoor Point, Cirencester GL7 1LF

Comments Details

Commenter Type:	Member of the Public
Stance:	Customer made comments in support of the Planning Application
Reasons for comment:	
Comments:	We are writing on behalf of the National Annexe Planning Consultancy (NAPC) in support of planning application AWDM/0446/25, which proposes the development of a single-storey extension to the east side of 44 The Strand, Worthing, West Sussex, BN12 6DN, to provide annexe accommodation, along with an enlarged window opening to the first-floor east side. 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 firsthand 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. PUBLIC BENEFITS OF ANNEXES 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.

COMMON CONFUSION OVER ANCILLARY
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.

PROBLEMS WITH ANNEXES
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 believe that a well-regulated approach to annexe accommodation benefits homeowners, local authorities, and communities alike. More details available here: https://napc.uk/annexe-support/

Thank you for your time and consideration. Should you require any further information on the role of annexes in the UK housing sector, we would be happy to provide our expertise.