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Planning Statement

Proposed Demolition of Existing Detached Garage and Construction of a Single-Storey Detached Annex

At:

72 Ophir Road
Worthing
West Sussex
BN11 2ST

Ref: 3247/L/01
Date: 29/01/2026
Rev B – 03/02/26

1. Introduction

This Planning Statement has been prepared in support of a planning application for the demolition of an existing detached garage and the erection of a single-storey detached annexe within the rear garden of a semi-detached dwelling at the above address. The proposed annexe is intended to provide accommodation for the elderly parent of the applicant, enabling them to live close to their family while retaining a degree of independence appropriate to their needs.

2. Description of the Proposal

The proposal involves the removal of an existing detached garage and its replacement with a modest, single-storey detached annexe. The annexe is located within the domestic curtilage of the host dwelling and is clearly subordinate in scale and function. The accommodation within the annexe comprises:

- Bedroom 1: 11.7 sqm
- Bedroom 2: 7.6 sqm
- Kitchen / lounge: 17.9 sqm
- Shower room
- Entrance hall
- Storage cupboard
- External storage shed: 5.8 sqm

The layout has been designed to provide practical, accessible accommodation suitable for an elderly occupant, while remaining proportionate to its intended ancillary use.

3. Intended Occupiers and Use

The annexe will be occupied by the applicant's elderly parent, who is becoming less able to live completely independently due to age-related mobility and care needs. While they currently wish to maintain their own private living space, their circumstances require them to live in close proximity to family members who can provide day-to-day assistance and support as required.

The annexe will remain ancillary to the main dwelling and will not be occupied as a separate or independent residential unit. It will not be sold, let, or occupied independently of the main house.

4. Justification of the Amount of Accommodation

The size and layout of the annexe are considered reasonable and necessary for the following reasons:

- **Bedroom 1 (11.7 sqm):**
Provides adequate space for an elderly occupant, including room for accessible furniture and circulation space should mobility aids be required in the future.
- **Kitchen / Lounge (17.9 sqm):**
A combined living space allows the occupant to cook, eat and relax independently while providing sufficient room for safe movement and regular visits from family members or carers.
- **Bedroom 2 (7.6 sqm):**
This small secondary bedroom is required to allow occasional overnight stays by the occupant's spouse, or alternatively to accommodate a 24-hour carer should the occupant's health or care needs increase. This flexibility is an important part of future-proofing the accommodation and supporting ageing in place.
- **Shower Room and Circulation Space:**
Designed to be practical and accessible, ensuring the occupant can use the facilities safely and comfortably.
- **Storage Areas (including 5.8 sqm shed):**
Provide necessary space for household items, mobility equipment, and outdoor storage without cluttering the main living accommodation.

Overall, the proposed floorspace reflects the specific needs of an elderly family member and is not excessive or comparable to a standalone dwelling.

5. Appearance and Design

The proposed annexe has been carefully designed to minimise its visual impact and to respect the character of the surrounding residential area. It will be clad in weatherboard, a material commonly associated with domestic outbuildings, helping it to read as a subordinate garden structure rather than a separate dwelling. The building will incorporate a mono-pitch roof which slopes down towards the neighbouring property, reducing its perceived height and mass when viewed from adjacent gardens. In addition, the annexe will be partially dug into the ground, further lowering its overall profile and ensuring that it sits discreetly within the site. These design measures ensure that the development appears modest, unobtrusive, and clearly ancillary to the host dwelling, with no adverse impact on the amenity of neighbouring properties.

6. Planning Considerations

The proposal:

- Makes effective use of existing residential garden land
- Replaces an existing outbuilding with a low-impact residential annexe
- Preserves the character of the area
- Does not result in the creation of a separate dwelling
- Supports family care and independent living for an elderly person

The development aligns with the principles of sustainable development by enabling care within the family home, reducing pressure on social care and housing resources.

7. Conclusion

The proposed annexe provides appropriate, proportionate accommodation to meet the needs of the applicant's elderly parent while remaining clearly ancillary to the main dwelling. The amount of space proposed is justified by accessibility, care requirements, and the need for flexibility as circumstances change. The scale, siting and design of the building have been carefully considered to ensure it reads as a modest outbuilding within the garden, with no adverse impact on the character of the area or the amenity of neighbouring properties.