Planning/design statement for erection of detached annexe for a dependent member at:
31 Marshall Avenue, Worthing

Context

The proposal as stated above is for the erection of a detached annexe for a family member.

In the preamble to policy DM5 it states in paragraph 5.68:

Residential annexes can provide a suitable solution for accommodating 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 owners have been fostering for nearly 20 years usually with at least three children and sometimes with siblings. At present they are caring for a child who has been with them for six years and is getting to the stage where he needs his own space whilst still being part of the family with meals being taken in the host dwelling.

As the fostering is ongoing, as when one child leaves their care, the oldest remaining child if required move into the annexe. The annexe would be functionally linked to the main dwelling, allowing the applicant's dependent child to occupy their own space with a degree of independence, while remaining part of the main household.

The annexe would be connected to both the electrical and water services of the main dwelling. The foul drainage would be taken to an existing manhole in the rear garden.

Amount

The proposal will result in an annexe having a floor area 50.6m². It must be noted this is the minimum requirement for a one bedroom two person dwelling.

The height of the proposal will be a maximum of 2.73m above ground level.

Layout

The annexe will consist of a lounge, bedroom, office/bedroom for a friend and bathroom on the ground floor.

Appearance

The appearance of the building will be that of face brickwork up to damp prof course then timber effect cladding under a flat roof.

Access

Access to the annexe with be via a path from the main dwelling.

Scale

The scale of the dwelling is considered not to be overlarge, when considering other annexes that have been approved within the Borough.

Landscaping

It is proposed that as the garden is established, no further planting will be required.

Planning Precedents

We have found the following applications for detached annexes which have been approved within Adur and Worthing which are not dissimilar to that proposed.

12 Rackham Close, Worthing, BN13 1LN
Demolition of existing garage and construction of a new garage and annexe for a dependent relative
AWDM/0781/24

60 George V Avenue, Worthing, BN11 5RL
Proposed annexe for a family member to include conversion of existing semi-detached garage.
AWDM/1420/24

37 Downside Avenue, Worthing, BN14 0EU
Proposed detached annexe for a family member.
AWDM/0188/24

44 The Strand, Worthing, BN12 6DN
Single storey extension to east side to provide annexe accommodation
AWDM/0446/25

1 Furze Road, Worthing, BN13 3BP
Retrospective application for a detached annexe for a dependent relative.
AWDM/1469/24

19 Mile Oak Road, Southwick, BN42 4QF
Garden building to be used as an annexe with kitchen, bathroom and bedroom.
AWDM/0823/24

29 Milton Drive, Southwick, BN42 4NE
Change of use of outbuilding to family annexe.
AWDM/1044/24