

DMA BUILDING DESIGNS

PLANNING STATEMENT

ANNEXE

WILLOWCROFT, NEW ROAD, SOUTHWATER, WEST SUSSEX, RH13 9AU



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1. Site background / Use

This statement supports the proposal to convert the first-floor space above the existing garage into a self-contained residential annexe ancillary to the main dwelling. The intention is to provide flexible accommodation for family use, without creating an independent dwelling or altering the established residential character of the site.

The statement should be read in conjunction with all the supporting paperwork.

2. Site History

The property comprises a large detached dwelling with an existing garage structure positioned within the residential curtilage. The garage is of sound construction, with a first-floor area that has already been used informally as temporary accommodation during ongoing building works to the main house. This temporary use has demonstrated the practicality and low-impact nature of the space.

3. Proposal

The annexe will serve as additional living space for guests and younger family members when they reach an independent age, supporting multi-generational living and providing flexibility for changing household needs. Its temporary use during main-dwelling construction works has already proven valuable, offering safe and functional accommodation without adverse impact on neighbours or the wider area.

The annexe will remain wholly subordinate to the main dwelling, sharing services, access, and utilities. It will not be sold, let, or used as an independent planning unit.

4. Design

The proposal results in no material change to the building's external appearance, scale, or massing. There is no anticipated impact on privacy, daylight, highways, or residential amenity. The development is consistent with local planning policies supporting the efficient use of existing buildings and enabling ancillary accommodation within residential curtilages.

5. Parking

Parking will not be affected by the annexe as garaging is still available and there is plenty of parking due to the generous curtilage.

6. Flood Risk Assessment

The site has been assessed as being low risk when it comes to flooding as can be seen on the attached Flood Map for Planning document.

7. Conclusion

The conversion represents a modest, sustainable, and policy-compliant enhancement to the property. It formalises a space that has already proven useful during main-house works and will continue to serve the needs of the household without altering the character of the area. Approval is therefore respectfully requested.