

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 03 April 2025 14:25:17 UTC+01:00
To: "Hamish Evans" <hamish.evans@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Comments for Planning Application
DM/25/0657

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 03/04/2025 2:25 PM.

Application Summary

Address:	Hedgerows Burleigh Lane Crawley Down Crawley West Sussex RH10 4LF
Proposal:	Erection of an annexe for ancillary use to the main dwellinghouse.
Case Officer:	Hamish Evans

[Click for further information](#)

Customer Details

Address:	NAPC Watermoor Point Cirencester
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Comments Details

Commenter Type:	Business or other organisation
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 DM/25/0657, which proposes the erection of an annexe for ancillary use to the main dwellinghouse at Hedgerows, Burleigh Lane, Crawley Down, Crawley, West Sussex RH10 4LF. As specialists 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. The key distinction is that they are functionally linked to the main dwelling, rather than being separate, self-contained dwellings.

It is worth bearing in mind *Uttlesford v SoS (Environment & White)*, where the capability for independent use did not necessarily imply independent use. Notable factors include the lack of separate utility meters, a distinct postal address, and a dedicated telephone line.

PROBLEMS WITH ANNEXES

There are challenges with substandard developments often associated with the 'beds in sheds' issue. Poorly constructed or improperly used outbuildings can create long-term planning enforcement challenges.

To safeguard the integrity of annexe accommodation, we highlight the importance of:

- Effective planning conditions to ensure that annexes remain ancillary to the main dwelling.
 - Longevity of the structure, ensuring buildings are fit for purpose.
 - Compliance with full Building Regulations for safety and structural integrity.
 - Consideration of financial implications, including Community
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Infrastructure Levy (CIL) exemptions where applicable.

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 are 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.

Kind regards