

6th October 2025

Oliver Wright
Watermoor Point
Watermoor Road
Cirencester
Gloucestershire
GL71LF

Case Officer: Rhiannon Lloyd
Telephone: 01903 737637
Email: rhiannon.lloyd@arun.gov.uk

Dear Sir/Madam,

Town & Country Planning Act 1990 (as amended)
Town & Country Planning (Development Management Procedure) (England) Order 2015

Application No: FP/134/25/HH
Site Address: Old Watch House Old Coastguards Felpham PO22 7BJ
Description of works: Demolition of the existing garage and replacement with new store and residential annex to the main house.

Thank you for your internet representation made on 3rd October 2025 which has been recorded as support with the comments as follows:

OWPC79096

On behalf of the National Annexe Planning Consultancy (NAPC), I write in support of planning application FP/134/25/HH for the demolition of the existing garage and its replacement with a new store and residential annex to the main house at Old Watch House, Old Coastguards, Felpham, PO22 7BJ.

NAPC's national expertise in ancillary and modular accommodation underlines the significant benefits such proposals bring to local communities. The creation of a residential annexe, as proposed, represents an efficient and sustainable use of the existing residential plot, supporting flexible living arrangements and enabling multigenerational family life without necessitating large-scale new development. The ancillary nature of the annexe, remaining subordinate to the main dwelling, is a key planning consideration and ensures that the proposal will not result in an independent or separate residential unit.

We note the importance of maintaining clear ancillary use, appropriate scale, and a layout that preserves the character of the main dwelling and its surroundings. It is also essential that the annexe remains physically and functionally linked to the main house, mitigating any risk of future separation or inappropriate use. The proposed replacement of the garage with a store and annexe appears to respect these principles, contributing positively to the site and its residential context.

We encourage the local planning authority to consider the adoption of supportive annexe policies in future updates to the local plan, drawing on the positive outcomes seen in Ireland and California, where ancillary accommodation is helping to relieve housing pressure and support care needs. Further information on the national context and benefits of ancillary accommodation can be found at <https://npsc.uk/annexe-support/>.

NAPC remains committed to promoting well-designed, ancillary residential accommodation that addresses both current and future housing and care challenges, and we trust the authority will recognise the merits of this proposal within the wider policy context.

Your views as made above will be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish your comments including your name and address on the website. The website is updated once a day in the evening so it may take up to 24 hours for it appear on there. Please make sure that you have only provided information that you are happy will be published in this way. If you have supplied information belonging to a third party, you must make sure you have their permission to do so. If you do not wish your comments to appear on the website or on the file you will need to confirm this by emailing to planning@arun.gov.uk and I will arrange for it to be destroyed although this means that the content will then be disregarded.

The majority of applications are determined under delegated powers by officers. Further information on the decision making process can be found on the website at :<https://www.arun.gov.uk/what-happens-next>.

Some applications will be determined by the Planning Committee, and I shall write and inform you of the date of the meeting and the procedures for public speaking if this is the case. However, if your representation has been received after the agenda for the meeting has been finalised and the notifications have been generated, you will not receive notification. In this case, you will need to track the progress of the application on the council's website <https://www.arun.gov.uk/planning-application-search>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Planning Committee.

Regardless of how the application is determined I will notify you of the decision.

In the event of a subsequent written representations appeal, against a refusal of planning permission on a householder application any representations made on the application will be automatically forwarded to the Secretary of State. Unlike all other types of appeal, there will be no further opportunity to comment at the appeal stage.

Yours sincerely



Neil Crowther
Group Head of Planning

For details of how the Council will deal with your data please refer to our privacy notices on the website <https://www.arun.gov.uk/privacy-policy/>

If you have provided an email address, all correspondence including the decision notice will be sent by email. It is therefore important that you keep us informed if this changes during the course of this application.

To register to receive notification of planning applications in your area, please go to
<https://www1.arun.gov.uk/planning-application-finder>