



DUMFRIES AND
GALLOWAY COUNCIL

Local Development Plan

Non Statutory
Supplementary
Guidance

MARCH 2016



Residential Annexes

Residential Annexes – Non Statutory Planning Guidance

Introduction

This non-statutory planning guidance provides guidance and advice on residential annexes and relates to proposals for either forming independent accommodation within the main dwelling, extending the main dwelling or by providing a separate building within its grounds.

Residential annexes are generally proposed in order to allow relatives to live with their family with a degree of independence. In many cases, such proposals are considered to be acceptable by the Council. However, caution needs to be exercised to ensure this does not result in proposals which are effectively the same as creating a new dwelling, which may be inappropriate for the location proposed.

Where planning permission is required for a residential annexe the Council is unlikely to grant permission for proposals which are effectively the same as creating a new dwelling in a location where such a development would not be acceptable in normal circumstances.

Each planning application will be dealt with on its own individual merits and will be assessed against the policies in the Local Development Plan - <http://www.dumgal.gov.uk/CHttpHandler.ashx?id=11287&p=0>

Definition of Annexe – A residential annexe is accommodation ancillary to the main dwelling within the residential curtilage and must be used for this purpose.

Use of Rooms Within the Main Dwelling

The use of rooms within a dwellinghouse for the purpose of allowing a relative to live with their family would not normally require planning permission. However, this accommodation should be occupied by someone who is clearly associated with the occupants of the main dwelling e.g. dependent relative or domestic staff working for the residents of the principal dwelling.

Extending the Main Dwelling

Attached annexes will be acceptable where they follow the general guidance for extensions contained within Supplementary Guidance - Extension and Alterations to Houses, and a clear dependency is retained at all times with the main dwelling.

If the dwelling is altered or extended to create separate accommodation with an independent entrance, which could be sold separately to the main dwellinghouse,

this would constitute the creation of a new habitable dwelling irrespective of who is occupying it, planning permission will be required.

To ensure that the accommodation provided remains incidental to the main dwelling and does not lead to the creation of a new dwellinghouse or flat, the Council will expect an attached residential annexe to:

- Be subordinate in scale and function to the main dwelling;
- Be linked internally to the main dwelling;
- Share a common main access with the main dwelling;
- Have a functional connection with the main dwelling (e.g. the occupant should be a dependent relative of the residents of the main dwelling or employed at the main dwelling);
- Be in the same ownership as the main dwelling and not be let separately from it;
- Be designed in such a way as to easily allow the annexe to be used at a later date as an integral part of the main dwelling;
- Have adequate parking and amenity facilities for the needs of the annexe occupants and the residents of the main building;
- Comply with the Council's Alterations and Extensions to Houses Supplementary Guidance - <http://www.dumgal.gov.uk/CHttpHandler.ashx?id=16231&p=0>

Detached Annexes

Detached annexes (either new build or conversion of an existing building) will only be considered acceptable where they meet the guidance and criteria set out below. The Council recognises there may be circumstances where the use as an annexe of an existing detached building within the curtilage of the main dwelling can be regarded as incidental and does not require planning permission. Advice should be sought from Development Management in these cases.

Detached annexes will only be acceptable where the scale and appearance of the building is modest in proportion to the site, and a clear dependency is retained at all times with the main dwelling. A detached annexe should share a vehicular access with the main house and have adequate parking and amenity facilities for the occupants of the annexe and the main dwelling.

The annexe should be located within the curtilage of the main house and should be within the same ownership. There should be no boundary demarcation or subdivision of the garden areas between the annexe and the main dwelling.

To ensure that the accommodation provided remains incidental to the main dwelling and does not lead to the creation of a new dwellinghouse or flat, the Council will expect a detached residential annexe to:

- Be within the curtilage of the main dwelling;
- Have no boundary demarcation or sub division of the garden areas between the curtilage of the main dwelling and annexe;
- The scale and appearance of the building is modest in proportion to the site and not result in over development;
- Have a functional connection with the main dwelling (e.g. the occupant should be a dependent relative or domestic staff working for the residents of the principal dwelling);
- Be in the same ownership as the main dwelling and not be let separately from it;
- Have adequate parking and amenity facilities for the needs of the annexe occupants and the residents of the main building.

Monitoring

Dumfries and Galloway Council will monitor the effectiveness of the guidance and review its contents at regular intervals to ensure that it remains relevant and compliant with Scottish Government policy and advice and any relevant strategies adopted by the Council.