



Snowdonia National Park Authority Supplementary Planning Guidance: Annexe Accommodation *July 2014*

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SNOWDONIA NATIONAL PARK AUTHORITY



SUPPLEMENTARY PLANNING GUIDANCE: ANNEXE ACCOMMODATION

July 2014

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INTRODUCTION

1. This guidance is one of a series of Supplementary Planning Guidance documents which provide detailed information on how policies contained in the Eryri Local Development Plan (ELDP) will be applied in practice by the National Park Authority. The guidance is for the use of planning officers and all other users of the planning system.

Purpose

2. The purpose of the guidance is to:
 - Provide detailed guidance to users of the planning system on how the current policies on annexe accommodation will be applied.
 - Explain what needs to be considered when submitting a planning application for annexe accommodation
 - Provide guidance to assist officers and members in determining planning applications for annexe accommodation.

Status

3. This Supplementary Planning Guidance was subject to public consultation before being approved by the Authority. It is a material consideration when determining planning applications and appeals. The most relevant policies in the ELDP are Development Policy 14: Annexe Accommodation and Development Policy 15: Extensions (see Appendix 1).

CONTEXT

4. An extension to a dwelling house or conversion of an outbuilding in the curtilage of the main dwelling can provide an opportunity to accommodate dependant relatives or domestic staff whilst giving them some degree of independence. An annex is a residential accommodation that must be ancillary in terms of design, size and function to the main dwelling house and be within the curtilage of the original dwelling house. The annex must not form a self contained dwelling, separate and apart from the main dwelling house.

TYPES OF ANNEXE ACCOMMODATION

New build Annexe Accommodation

5. In the case of new build annexe accommodation they must be physically attached to the main dwelling house. The annexe extension must appear as part of the dwelling house and must have a horizontal physical link through to the main dwelling house and should not have a separate staircase. The annexe extension must conform with Development Policy 15: Extensions. Planning permission will not normally be granted to change an annexe extension to a separate dwelling. Once an annexe is no longer required is should be integrated as part of the original dwelling house.

Conversion of detached buildings within the curtilage of a dwelling house as annexe accommodation

6. Existing detached buildings within the existing curtilage of a dwelling house such as stables, coach-houses, garages etc can be used for accommodation in association with the residential use of the main dwelling house. Such buildings can be used as annexes as long as they do not become a separate self contained unit and thus a separate planning unit (primary residential accommodation). The Authority considers that two rooms provide all the necessary accommodation needed in an annexe therefore if the detached outbuilding is too big then only part of the outbuilding should be converted to an annexe. The annexe should not displace an existing use which requires the construction of an alternative building to enable that use to continue.

PLANNING CONSIDERATIONS WHEN DETERMINING A PLANNING APPLICATION FOR ANNEXE ACCOMMODATION

7. In determining a planning application for an annex the size, scale, layout, design and physical relationship between the dwelling house and the proposed annex will be important considerations in deciding planning applications.

An annexe accommodation must:

- i. Be subservient / subordinate to the main dwelling;
 - ii. Be within the curtilage of the main dwelling and share its vehicular access and parking area;
 - iii. Have a personal connection / functional link with the main dwelling (i.e. the occupants should be a dependant relative(s)¹ or member of domestic staff.
 - iv. Be in the same ownership as the main dwelling;
 - v. Be designed in such a manner to easily enable the annex to be used at a later date as an integral part of the main dwelling;
 - vi. Have no boundary demarcation or sub division of garden areas between the curtilage annex and main dwelling;
 - vii. Comply with the Authority's extensions policy;
 - viii. Two rooms are considered to provide all the necessary accommodation i.e. one bedroom with en-suite bathroom and one living kitchen.
8. It should be noted that applications for an annex should be accompanied by a plan which includes the whole of the planning unit within the red line site area and not just the annex. The Authority recognises that no two applications will be the same and that applicants should therefore bring to the Authority's attention any other material considerations that may be relevant to the application e.g. full details of family circumstances relating to dependency or family connection to the intended occupant. In all cases, permission will be subject to a condition to ensure that the annexe remains ancillary to the main dwelling house.

¹ Dependant elderly parent(s) or disabled relative.

APPENDIX 1

Development Policy 14: Annexe Accommodation (14)

An annexe accommodation will be permitted if it is ancillary to the main dwelling in terms of its scale, usage and design.

In the case of new build it is physically attached to the main dwelling.

In all cases, permission will be subject to a condition to ensure that the annexe remains ancillary to the main dwelling.

Development Policy 15: Extensions (15)

An extension to an existing dwelling will be permitted providing that:

- i. The floor area is less and the height is lower than the original property.
- ii. It conforms to the Authority's design guidance on extensions.
- iii. It does not detract from the property or the character of the surroundings in which it is located.