

# Draft Ancillary and Annex Accommodation 2021

# Introduction

Residential ancillary accommodation or annexes are a common form of development that are often proposed in order to allow relatives to live with their family with a degree of independence, including, for example, grandparents or those with specialised care needs. Ancillary accommodation is associated with an existing residential property and can take the form of an extension, conversion of existing outbuildings or, in specific circumstances, the creation of new detached accommodation.

[Perth & Kinross LDP2 Policies 1: Placemaking and 17: Residential Areas](#) set out the key policy considerations for domestic residential proposals, including for ancillary accommodation. The guidance set out below will support the existing policy framework for assessing proposals for ancillary accommodation, detailing the circumstances when proposals will or will not be acceptable. The aim of the guidance is to provide a consistent approach to the assessment of proposals for ancillary accommodation.

Proposals should not result in the sub-division of an existing site and the creation of a new planning unit complete with self-contained accommodation, amenity ground and access/parking.



Source: [www.gardenstudio.co.uk](http://www.gardenstudio.co.uk)

The Council has experienced a rise in the number of planning applications for this type of development, specifically in the wake of the COVID-19 pandemic as family and working circumstances have significantly changed. As with all planning applications, however, this form of development still needs to be assessed against the LDP policy framework, such as design and visual impact, the affect on neighbouring properties, and parking/road safety.

This note should be read in conjunction with the [Placemaking Guide Supplementary Guidance](#) and the technical advice on householder applications and daylight.

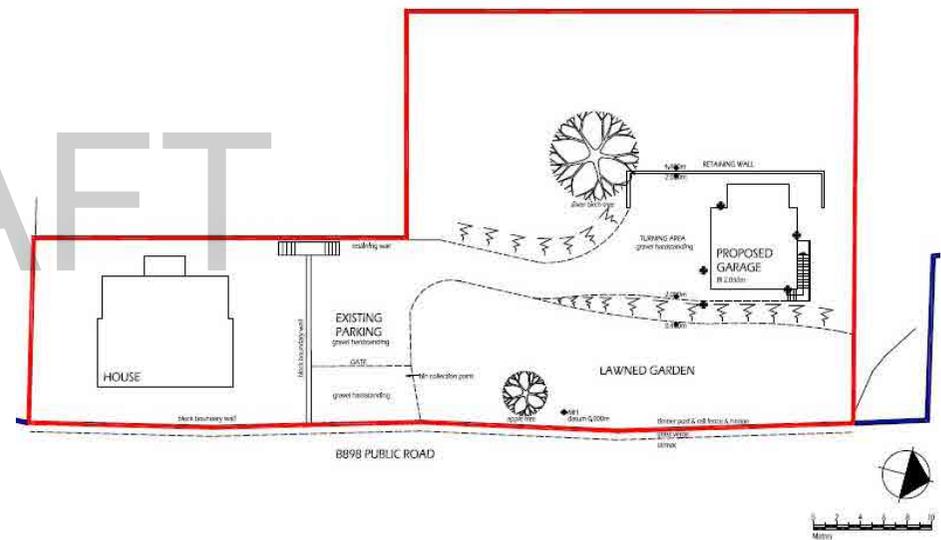
# Planning considerations

Ancillary accommodation should take the form of a physical extension to the principal dwellinghouse, including a degree of internal connection (a separate external door will be acceptable). In some circumstances, it may be appropriate to convert and/or alter an existing detached outbuilding to form new accommodation, where the proposal is modest in scale and form and does not give rise to any significant detrimental impact on the visual or residential amenity of the area.

Proposals for a new detached ancillary (not incidental) building will require the following:

- A clear demonstration of its functional relationship with the principal dwellinghouse;
- Proof that the proposal can be comfortably accommodated within the site;
- Evidence of its subordination to the principal dwellinghouse;
- Confirmation that it will not have an unacceptable impact on the visual and residential amenity of the application site or the surrounding area.

Under the terms of Policy 43: Green Belt, proposals for a new detached ancillary accommodation building will be resisted by the Planning Authority.



Incidental buildings include sheds, garages, greenhouses and other small buildings which are considered to be 'incidental' to the enjoyment of a dwellinghouse.

Site drawing demonstrating the context of the proposal and its relationship to the dwellinghouse by Highland Plans ([www.highlandplans.com](http://www.highlandplans.com))

# Design, Layout & Function

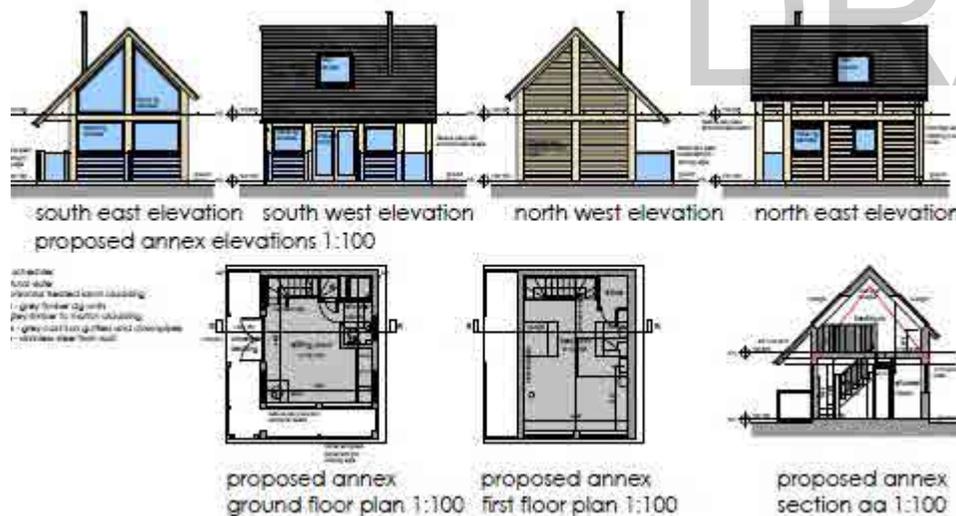
The design and layout of ancillary accommodation will be important in the consideration of applications, as well as the physical and functional relationship between the principal dwellinghouse and the proposed development.

Proposals should be minimal in size (i.e. normally one bedroom with limited additional living space), and of a scale which is capable of being readily integrated into the use of the principal dwellinghouse once any temporary need has ceased.

Applications for proposals of a larger size should be accompanied by a statement of justification, along with any relevant supporting evidence.

In terms of design and appearance, proposals should be:

- Proportionate to the existing dwellinghouse and neighbouring properties
- Use materials that will complement the sense of place & existing buildings
- Subsidiary in scale to that of the principal dwellinghouse
- Should retain sufficient space between and around neighbouring properties
- Take in to account prevailing density of the area as well as the character and visual amenity of the surrounding area.



Drawings clearly demonstrating design and floor plan for the proposal by Jon Law Architectural Technician Ltd ([www.jonlawarchitecturaltechnician.co.uk](http://www.jonlawarchitecturaltechnician.co.uk))

Proposals which have separate accesses or garden ground or have no physical relationship to the principal dwellinghouse will generally be considered as tantamount to the formation of a new residential unit and will not normally be supported. In such cases, consideration should be given to applying for planning permission for a separate dwellinghouse.

## Planning Conditions

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Proposals will not be supported where they create a significant detrimental impact on the amenity of neighbouring properties, through overlooking, loss of privacy, loss of daylight/sunlight,



Where proposals are approved, the Planning Authority will likely impose a condition to control the use of the accommodation to ensure that it is used solely for ancillary purposes.

An application under Section 42 of the Town and Country Planning (Scotland) Act 1997 (as amended) or further planning permission may be required if the intention is to use the ancillary accommodation for other purposes such as, for example, holiday lets, business use, etc.

A static caravan is considered to be a temporary structure but will still require permission (Source: [www.trevornick.co.uk](http://www.trevornick.co.uk))

Proposals including the siting of portable structures (such as caravans), if acceptable in all other aspects, will normally be granted only temporary permission, given the temporary nature of such structures.