

# **ANNEXES FOR DEPENDENT RELATIVES**

## **Supplementary Advice**

### **1. Introduction**

There is continuing pressure from home-owners to extend their property to provide ancillary accommodation for dependent relatives. However, this may not always be appropriate and the purpose of this advice note is to set out the framework for considering applications for such development. This Guidance is not applicable in circumstances where the creation of an independent dwelling would be acceptable under existing planning policies.

### **2. The Issues**

Annexes differ from other extensions in that they are occupied by a 'new' resident or residents and not normally by a resident of the existing dwelling. Whilst there are familial links with the occupiers of the existing dwelling, the occupiers of the annexe often will still wish to maintain a degree of independence and may require their own area of garden and parking area. The two types of extension are therefore different and require different policy approaches.

### **3. Local Plan Policy**

Policy 59.BE of the Eastleigh Borough Local Plan Review (2002-2011) (Post Inquiry Modifications)) states :

*“ Development proposals which are in accordance with the other policies in this plan will be permitted provided they meet all the following criteria :*

- i they take full and proper account of the context of the site, including the character and appearance of the locality or neighbourhood, demonstrate a satisfactory relationship between buildings and streets, squares, parks and other publicly accessible areas affected by the development and are appropriate in mass, scale, layout, density, design, and siting, both in themselves and in relation to adjoining buildings,*

*spaces, views, natural features and trees worthy of retention;*

- ii they make the most efficient use of land;*
- iii they incorporate an appropriate mix of dwelling type and land use where appropriate;*
- iv they provide a high standard of landscape design and appropriate planting where required. Development should use native plants in landscape schemes to benefit biodiversity. Development adjacent to or within the urban edge must not have an adverse impact on the setting of the settlement in the surrounding countryside;*
- v have a satisfactory means of access and layout for vehicles, cyclists and pedestrians including appropriate links to surrounding footpaths, cycleways and public transport services;*
- vi include, where appropriate, provision for the storage of bicycles;*
- vii the proposals represent an appropriate use for the locality and avoid unduly interfering, disturbing or conflicting with adjoining or nearby uses, especially in terms of noise, fumes, dust, overlooking, loss of daylight, vibration or from flood-lighting or security lighting; and*
- viii new development should reduce the potential for criminal activity and antisocial activity by the use of appropriate design.*

It is important that proposals for annexes meet the relevant criteria of this policy but because there is no local plan policy specifically on annexes, it is also considered important that further advice is available on this issue.

#### 4. Criteria for the Consideration of Annexe Proposals

The design, scale and visual impact of a proposed annexe must be appropriate to the site. The Council is unlikely to grant permission for an extension to be used as an annexe, if in other circumstances the proposal would not be acceptable.

In determining a planning application for an annexe the Council will expect the proposed development to :

- be subordinate in scale to the principal dwelling. An annexe capable of being made into a separate dwelling, will not be acceptable
- be linked internally to the principal dwelling and be designed in such a way as to easily enable the annexe to be used as an integral part of the main dwelling at a later date. A separate external entrance to the annexe may be acceptable provided it is subsidiary to the entrance to the principal dwelling
- share a vehicular access with the principal dwelling
- be in the same ownership as the principal dwelling
- have no boundary demarcation or sub-division of garden areas between the curtilage of the principal dwelling and the annexe
- comply with the Council's normal design standards for extensions, and
- include adequate amenity space and car parking provision for the enlarged property

Planning applications should include confirmation that the intended occupants are dependent relatives of the occupiers of the main dwelling and that it is not possible to satisfactorily care for the relatives within the existing dwelling.

Detached annexes will not be acceptable unless they involve the appropriate conversion of existing suitable outbuildings within the curtilage of the principal dwelling.

An annexe is unlikely to be suitable for conversion or use as an independent dwelling.

If the property is located in the countryside, the size of the extension may be restricted in accordance with policy 9.CO of the Local Plan Review.

## 5. Planning Conditions

When a planning application for an annexe is approved, the following planning conditions will be attached :

**The annexe hereby permitted must only be occupied as an extension to the existing dwelling or by a dependent relative of the occupiers of the existing dwelling and not be sold off, occupied or used as an independent unit of accommodation.**

Reason This permission is granted in the special circumstances of the case and the property is not suitable for sub-division into two separate dwellings.

**An internal connection between the existing dwelling and the annexe must be retained at all times.**

Reason The property is not suitable for sub-division into two separate dwellings.