

Annexes

- 6.76 Annexes which are physically linked to the main dwelling will be determined against Policy HOU8, including in schemes where they contain all the facilities essential for independent residential occupation.
- 6.77 Standalone annexes can serve a number of functions - for example to provide a home for elderly or infirm relatives unable to live independently, or for staff accommodation and will be supported where the annexe is sited appropriately and that it has a real and functional relationship between the occupation of the main dwelling and the annexe. It is unlikely that a standalone annexe located outside the curtilage of the main dwelling, or without a demonstrable functional relationship with the main dwelling, will be supported in principle.
- 6.78 Annexes within the curtilage of listed buildings or buildings that are a historical asset or are located within a conservation area, which have particular character, are likely to be difficult to achieve in terms of satisfactory design. Where these proposals cannot be sited in an acceptable way beyond the curtilage of these buildings, such proposals will not be supported.
- 6.79 For all annexe schemes (attached or standalone) any planning permission is likely to be conditioned so as to ensure that the annexe remains used for its intended purpose. This is to avoid an annexe becoming an independent and separate residential unit at some point in the future without planning permission.

Policy HOU9 - Standalone Annexes

Proposals for detached annexe accommodation to residential property will be permitted where:

- a) The existing dwelling* enjoys a lawful residential use;**
- b) The proposed annexe would not materially harm any neighbouring uses, including the living conditions of nearby residents;**
- c) The proposed annexe is suitable in size, scale and materials and clearly ancillary and visually subordinate to the principal dwelling;**
- d) It is sited to achieve a clear dependency is retained between the annexe and the main building at all times and;**
- e) The annex is sited to ensure a clear dependency is retained between the annex and the main building at all times;**
- f) The proposed annexe is designed to ensure it does not result in significant harm to the overall character and appearance of the surrounding area taking into account the surrounding built form and street scene.**

Where an annexe is proposed in a Conservation Area or a visually prominent position in the landscape, or within or in the setting of an AONB, proposals will be required to address the specific sensitivities that are prevalent in these areas. Particular consideration will be given to the scale and wider impact in these locations.

**The term 'existing dwelling' is defined as the property at the time of the planning application*