

# 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.

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.

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 effect on neighbouring properties, and parking/road safety.

[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.



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

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

# Planning considerations

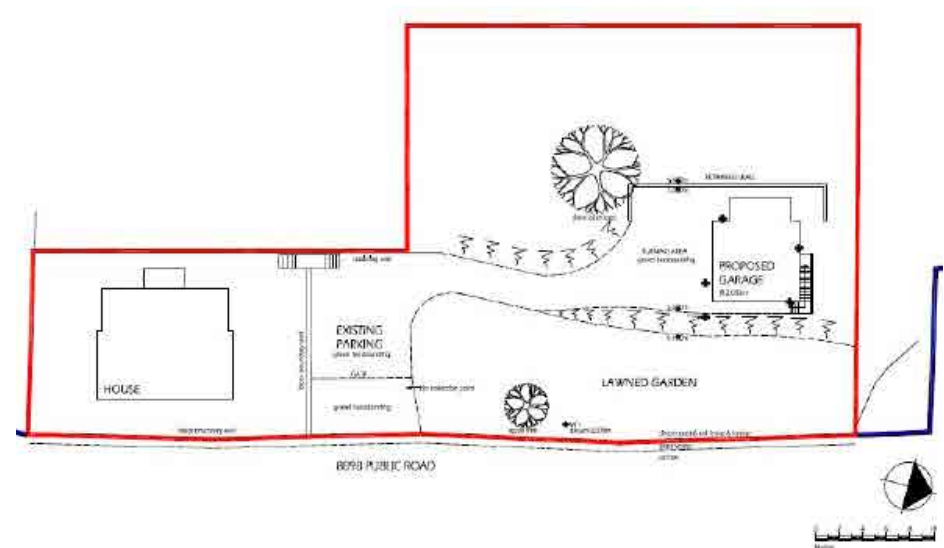
Ancillary accommodation should take the form of a physical extension to the principal dwellinghouse, including a degree of internal connection (a separate external door will be acceptable). In some circumstances, it may be appropriate to convert and/or alter an existing detached outbuilding to form new 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.

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

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



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



# 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, overbearing impact or impact on traffic and road safety.



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.

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.