

Draft Policy LP30- Residential Annexes Policy

Link to draft policy and comments in full received from the draft consultation stage:

<https://west-norfolk.objective.co.uk/portal/lpr2019/lpr2019?pointId=s1542883979392#section-s1542883979392>

Summary of Comments & Suggested Response:

Consultee	Nature of Response	Summary	Consultee Suggested Modification	Officer Response/ Proposed Action
Ms Maxine Hayes Parish Clerk Holme- Next-The- Sea	Support	This policy should make clear that residential annexes cannot be used or let as holiday accommodation – helpful to define the term “used in conjunction with”.		Interesting point, any specific issues relating to Holme can be raised in Holme's neighbourhood plan.

Consideration of issues:

- **The comment believes that rewording should take place so that clarification is made so annexes cannot be used for letting as holiday accommodation, in relation to Holme this can be raised in Holme-next-to-Sea's Neighbourhood Plan which is in draft stage.**

Policy: will stay as it stands

1. Development of residential annexes will be approved only subject to the following being secured by condition or planning agreement:
 - a) it remains in the same ownership as, and is occupied in conjunction with the principal dwelling;
 - b) it is ancillary and subordinate in scale to the principal dwelling;
 - c) its occupant(s) share(s) the existing access, garden and parking of the main dwelling;

Supporting text:

Introduction

Residential annexes have grown in popularity in recent years and are commonly developed to provide additional semi-independent accommodation for members of the same family, particularly older family members who may need additional support. A residential annex can be defined as accommodation ancillary to the main dwelling within the residential curtilage, and is a form of extra accommodation in the same way an extension to the dwelling would be. Annexes should be well related to the main dwelling. To be considered as an annexe as opposed to a separate dwelling, it must share the same garden, parking and access as the main dwelling. It should also be ancillary and subordinate to the main dwelling, as close as possible to the main dwelling, and it should not be designed as being capable of sold or let as a separate unit. Annexes can be formed by extensions to the main dwelling, conversion of a building ancillary to the dwelling such as a garage, or the development of a new separate unit.

Within defined settlements, annexes are generally an acceptable form of additional accommodation for residents. The design, layout and scale of annexes are crucial factors in determining the impact on the amenity of existing or new residents and on the visual form and character of the local area. Ensuring that there remains safe and adequate parking and access is also a key factor in assessing applications. Problems arise when developing annexes separate from the main dwelling, because they may appear to be used as separate dwellings and are intrusive in the landscape in countryside locations.

There is currently no national guidance specifically relating to residential annexes so proposals are currently assessed against more general policies in the Local Plan and the National Planning Policy Framework. This policy will provide clarity on the planning criteria used to define and assess applications for residential annexes.

Relevant Local and National Policies

National Planning Policy Framework: Delivering a sufficient supply of homes

National Planning Policy Framework: Achieving well-designed places

Strategic Policies:

LP37: Development in Rural Areas

LP16: Sustainable Development

Policy Approach

In principle, annexes will be permitted in the defined settlements as listed in Strategic Policy LP02 Settlement Hierarchy providing they comply with other relevant planning policies relating to design, amenity and access in the Local Plan. Stricter criteria will apply to applications for annexes in the wider countryside to ensure that the countryside is protected from adverse development

Sustainability Appraisal:

LP30: Residential Annexes																							
Policy	SA Objective:																				Overall Effect		
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20		+	-
LP30	0	0	0	0	0	+	++	+	0	0	0	+	0	0	+	0	0	0	0	0	+6	0	Likely Positive Effect +6
Draft LP30	0	0	0	0	0	+	++	+	0	0	0	+	0	0	+	0	0	0	0	0	+6	0	Likely Positive Effect +6
DM7	0	0	0	0	0	+	++	+	0	0	0	+	0	0	+	0	0	0	0	0	+6	0	Likely Positive Effect +6
No Policy	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Likely Neutral Effect