

## PLANNING POLICY EXECUTIVE ADVISORY PANEL

### 19<sup>th</sup> July 2021

Report Title	Residential Annexes: Draft Supplementary Planning Document (SPD) for East Northamptonshire area	
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#### List of Appendices

**Appendix A – Residential Annexes: Supplementary Planning Document**

**Appendix B – List of Parishes in former ENC District and Map**

**Appendix C – Summary of Representations Schedule**

#### **1 Purpose of Report**

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- 1.1 This report seeks Members agreement to recommend to the Executive that the Residential Annexes Supplementary Planning Document (SPD) be adopted and used in assessing future planning applications, where relevant, within the former East Northamptonshire parishes of the new Unitary Council.

#### **2 Executive Summary**

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- 2.1 This proposed Supplementary Planning Document (SPD) would provide supplementary guidance to officers and applicants for the processing and preparation of planning applications and informing pre-application advice.
- 2.2 A residential annexe, often called a “granny annexe” is a common form of development within the curtilage (boundary) of a residential dwelling. In most cases these are generally proposed in order to allow family members to live with their family, with a degree of independence.

#### **3 Recommendations**

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- 3.1 It is recommended that the Advisory Panel:

- i) Review the consultation representations and resultant revisions to the draft document; and
- ii) Approve the final draft document, recommending it to the Executive for adoption as a Supplementary Planning Document for those Parishes set out in Appendix B of this report.

### 3.2 Reason for Recommendations:

- i) To supplement the Development Plan.
- ii) To accord with the planning policy of the Council.

## 4 Report Background

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- 4.1 There is currently no national guidance specifically relating to residential annexes. The draft document is considered to take account of the current Planning Policy and Legislation and it provides guidance on common considerations in relation to planning applications. Presently, proposals are assessed against more generic development management policies in the Local Plan and the National Planning Policy Framework. It is proposed that this Supplementary Planning Document (SPD) will supplement Policies 2 and 8 of the adopted North Northamptonshire Joint Core Strategy and relevant design codes within Neighbourhood Plans, all of which are currently a consideration in determining applications for Planning Permission and Listed Building Consent.
- 4.2 This SPD was prepared prior to the creation of North Northamptonshire Council, to address a specific need for guidance within those parishes which previously constituted the East Northamptonshire District. It is recognised that the focus is to achieve a harmonised North Northamptonshire wide approach for future policy documents, where possible, consequently the aim would be to consider the provision of a document in the future to cover the whole of the Unitary.
- 4.3 The Supplementary Planning Document has been prepared to support planning policy for the 41 Town and Parish areas within the former East Northamptonshire Council district. (Appendix A). A list of the towns and parishes where the document will apply can be found at Appendix B to this report, along with a map of the area covered.
- 4.4 Following approval of the draft document at the East Northamptonshire Council's Planning Policy Committee on 08 February 2021, and subsequent statutory 4-week consultation period, Members are requested to agree the final draft document, and ask the Executive Committee that it be adopted to supplement the Development Plan policies for the area.
- 4.5 The responses to this consultation have been collated and the schedule of representations can be found at Appendix C of this report.
- 4.6 In summary: 8 representations were received, these are recorded and presented in Appendix C of this report. Of the 8 responses:
  - 5 responses were in support/offered no further comment
  - 1 response offered comments/ criticisms of illustrations

- 1 response welcomed the inclusion of climate change guidance
- 1 response wished to highlight the importance that applications for annexes should demonstrate a degree of dependency on the host dwelling.

- 4.7 Officers considerations of the consultation responses are provided below:
- The representations in support/ offered no comment have been noted.
  - The representation regarding illustrations has been noted, however the draft text illustrations were from stock, due to Covid-19 pandemic restrictions and have been amended or replaced.
  - The representation regarding climate change has been noted, no change to the text is required.
  - The representation regarding the importance of applications for annexes demonstrating a degree of dependency on the host dwelling has been noted, however this importance has been robustly argued in the document.

## **5 Issues and Choices**

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- 5.1 The Residential Annexes SPD sets out and covers the definitions and types of residential annexes, when planning permission would be required, and provides guidance regarding permitted development rights.

## **6 Implications (including financial implications)**

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### **6.1 Resources and Financial**

There are no resource or financial implications arising from this proposal.

### **6.2 Legal**

Preparation and adoption of Supplementary Planning Documents must be undertaken in accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012: Regulations 11-16 and 35.

Otherwise, there are no legal implications arising from the proposals.

### **6.3 Risk**

This Supplementary Planning Document is being prepared in response to a specific issue that has long affected the Development Management process in the area, and been subject to a number of appeal cases.

There are no significant risks arising from the proposed recommendations in this report. The progression of the document to the stage of being adopted will mean it will help give consistency in determining Planning Applications.

### **6.4 Consultation**

Following approval of the draft document at the East Northamptonshire Council's Planning Policy Committee on 08 February 2021, the document was subject to a four-week consultation period. Consultation was via East Northamptonshire Council's website, the Nene Valley News free paper, Facebook and Twitter as well as via email to a list of statutory consultees,

adjoining authorities, Town and Parish Councils and individuals who had expressed an interest.

Due to the Covid-19 pandemic restrictions, hard copies of the draft document could not be inspected in the Council's contact centres or public libraries.

A summary of consultation feedback is set out at section 4 of this report.

## **6.5 Consideration by Scrutiny**

This report relates to a project previously approved by the sovereign East Northamptonshire Council. The content of the draft Residential Annexes SPD was previously approved for consultation by East Northamptonshire Council's Planning Policy Committee on 8<sup>th</sup> February 2021.

There considered is no need for wider consideration by scrutiny.

## **6.6 Climate Impact**

A section of the document is entitled "Climate change implications" and serves to remind applicants and determining officers that proposals should make provision for and to include measures to mitigate against climate/environmental impact that may arise. One respondent welcomed the inclusion of climate change guidance.

It is considered that the document will only have neutral and/ or positive impacts, in terms of climate change.

## **6.7 Community Impact**

The Residential Annexes SPD will be of benefit to the community by providing additional guidance for householder development - as to what is or is not appropriate in the case of developing residential annexes.

## **6.8 Equality Impact**

An Equalities Impact Assessment (EIA) has been carried out on the document. There are no negative impacts identified from the guidance offered in the SPD, only positive and neutral impacts. An EIA has been undertaken and will form part of the published documents.

# **7 Background Papers**

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- 7.1 The report to the East Northamptonshire Planning Policy Committee, 8 February 2021 and appended consultation draft SPD can be found on the following link:  
[https://www.east-northamptonshire.gov.uk/meetings/meeting/1121/planning\\_policy\\_committee](https://www.east-northamptonshire.gov.uk/meetings/meeting/1121/planning_policy_committee)

Town and Country Planning (Local Planning) (England) Regulations 2012:  
Regulations 11-16 and 35  
<https://www.legislation.gov.uk/uksi/2012/767/contents/made>