



East
Northamptonshire
Council

Residential Annexes SPD

July 2021

Residential Annexes SPD

Purpose of this document

This document has been prepared to provide guidance on ancillary and incidental buildings within the curtilage of residential properties. The emphasis of this document is on situations where they require Planning Permission; i.e. householder development falling outside the parameters of the Town and Country Planning General Permitted Development (England) Order 2015¹, as amended. However, some of the design principles included can also be applied to situations where annexes are being constructed under 'Permitted Development Rights'.

There is currently no national guidance specifically relating to residential annexes. Proposals are currently assessed against more generic development management policies in the Local Plan and the National Planning 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.

This document will provide clarity on the planning criteria used to define and assess applications for residential annexes and offer guidance for agents and residents for the design of residential annexes or other non-habitable buildings. It will also be used by Planning Officers in assessing applications.

Consultation procedure

The full list of statutory and non-statutory Consultees can be found in Appendix 2.

The Supplementary Planning Document (SPD) process, including consultation stages, takes place with reference to three key documents:

1. Town and Country Planning (Local Planning) (England) Regulations 2012 ("The Regulations"), as amended;
2. North Northamptonshire Statement of Community Involvement (SCI), adopted by East Northamptonshire Council in September 2019², the main guidance document for undertaking public consultations for Local Development Documents;
3. East Northamptonshire Council Consultation Strategy 2018-21³, generic good practice guidance for undertaking public consultation

In accordance with the Regulations, SCI and other guidance, the SPD preparation process (including consultation and engagement) will take place through the following stages:

¹ <https://www.legislation.gov.uk/ukxi/2015/596/contents>

² https://www.east-northamptonshire.gov.uk/downloads/file/6776/statement_of_community_involvement

³ https://www.east-northamptonshire.gov.uk/downloads/file/11001/consultation_strategy_2018-21

- Preliminary and informal consultation – officers and other consultees (as appropriate) during the initial SPD drafting stage.
- Approval of draft SPD for consultation – formal Member involvement, through Planning Policy Committee (8 February 2021).
- 4 weeks statutory consultation, under Regulations 12 and 35.
- Consideration of representations and preparation of “Statement of Representations” (in accordance with Regulation 12(a)), summarising comments received during the SPD consultation stage and identifying modifications/changes to the draft SPD, where appropriate.
- Adoption of the SPD, under Regulation 14 – formal Member involvement, through the relevant Unitary Committee and/ or portfolio holder arrangements.

Key stages

- a. A Consultation Draft of this Residential Annexes SPD was approved for a four week period of public consultation by the Planning Policy Committee on 8 February 2021. A list of consultees (consultation bodies and individuals) is set out in Appendix 2.
- b. A summary of the representations received during the four weeks consultation (Regulations 12-13), together with the Council's responses to these, will be set out in a separate document: the statement of consultation. This will accompany the SPD when it is being presented for adoption.
- c. Following the statutory consultation, the final draft SPD will be presented to a future Committee meeting of the local planning authority (North Northamptonshire Council) for adoption, alongside the statement of consultation.



If you would like to receive this publication in an alternative format (large print, tape format or other languages) please contact us on 01832 742000.

Detailed considerations

When considering applications for annexes or other additional buildings (ancillary or incidental structures) to residential properties, the Council will consider the following main issues which form the content of this document and comprise the following sections:

- 1.0** Residential annexes – Page 4
- 2.0** Is planning permission required – Page 6
- 3.0** Permitted development – Page 6
- 4.0** Will permission be granted for my annexe – Page 7
- 5.0** Heritage assets – Page 9
- 6.0** Setting of heritage assets – Page 10
- 7.0** Other outbuildings/ extensions for incidental use – Page 10
- 8.0** Modular or mobile home providers approach – Page 11
- 9.0** Climate change implications – Page 11
- 10.0** National Space Standards – Page 12
- 11.0** Householder Extensions SPD (2020) – Page 12
- 12.0** Building Regulations – Page 12
- 13.0** Supporting statement to accompany an application for an annexe – Page 12
- 14.0** Suggested conditions of approval – Page 13
- Appendix 1** Useful Links and Glossary – Page 14
- Appendix 2** List of Consultees – Page 16
- Appendix 3** Specific examples of residential annexes – Page 17

1.0 Residential Annexes

What is a Residential annexe?

- 1.1** This form of development, often called a “granny annexe”, is a common form of development within the boundary (curtilage) 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. This could be an elderly or vulnerable relative or a member of a younger generation, wishing to remain at home or return home. The annexe could also provide accommodation for an employee at the dwelling, to offer a degree of independence within the household.
- 1.2** Within the planning unit, formed by a dwelling and its domestic curtilage, additional living accommodation is ancillary to the primary use. As well as accommodating a separate structure within a residential garden, the annexe could interconnect with the main dwelling (for instance via a doorway) or be accessed via a separate external entrance. If the development forms separate and additional accommodation for the main house, this will be considered as an annexe.
- 1.3** Development of detached residential annexes, within the curtilage of the main dwellinghouse, will normally only be permitted where it is demonstrated that the accommodation cannot reasonably be provided through an extension to the original dwelling.

Table 1: A simple guide to annexes

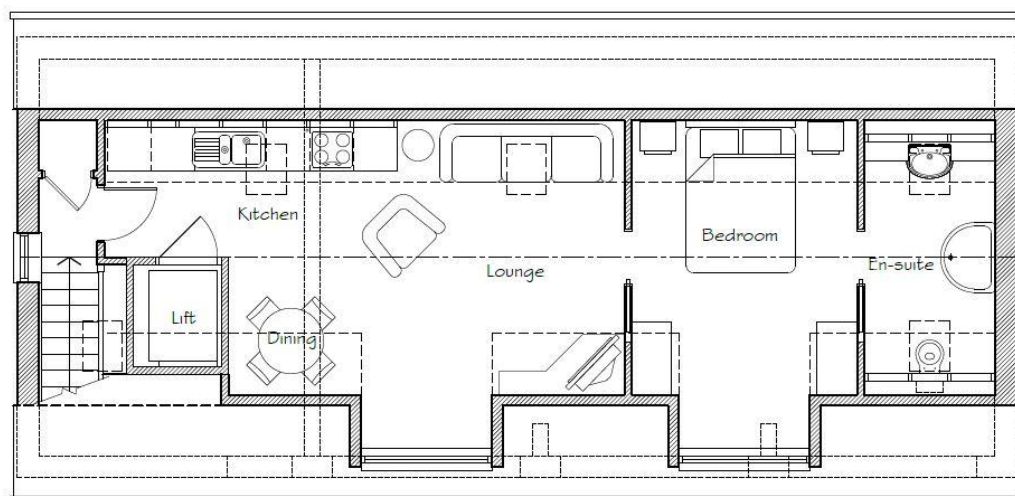
An annexe should:	
be within the garden of the main dwelling;	x
have a functional connection with the main dwelling (e.g. the occupant should be a dependent relative of the residents of the main dwelling or be employed at the main dwelling);	x
be (and remain) within the same ownership as and be occupied in conjunction with the original dwelling;	x
be ancillary and subordinate in size and scale to the original dwelling and of a design which complements the original dwelling;	x
share main functions of the host dwelling – such as a kitchen and garden, access and external amenity space;	x
share services and utilities with the main dwelling;	x
be designed in such a way as to easily allow the annex to be brought back as an integral part of the main dwelling at a later date;	x
have no boundary demarcation or sub-division of the land between the main dwelling and the annexe nor have a separate garden/ outdoor area/ parking provision;	x
not cause any other harm such as, but not limited to, amenity (including on occupiers of the annexe, the original dwelling and neighbours), heritage and biodiversity assets, highways, parking, flood risk or character of the locality.	x

- Definition**
- 1.4** As a guide an **ancillary building** needs planning permission and would accommodate a person in the same way as they would live within the main residential dwelling – for habitable uses such as: eating, sleeping, studying, relaxing or bathing.
- An **incidental building**, which can fall under permitted development rights, would be used for non-habitable uses such as: garaging, storage, home office/ home gym (e.g. live/ work units).

Figure 1 – Example of a residential annexe contained within an ancillary building (detached double garage)



Figure 2 – Floor layout plan of residential annexe at Figure 1



FIRST FLOOR PLAN

2.0 Is Planning Permission required?

- 2.1** Householder planning permission is required for the erection of a new building within the garden of a property, which is not attached to the main house and is intended to be used as an annexe, providing living accommodation for someone on a day-to-day basis. Planning permission is also required for any new annexe building which would be associated with a flat or apartment.
- 2.2** Extensions to the main house, to form separate habitable accommodation (also considered an annexe), will also require planning permission.
- 2.3** The property owner must be living at the home and must have regular access to the annexe. The annexe should have a functional connection with the main dwelling, in that the occupant should be a dependent relative of the residents of the main dwelling or be employed at the main dwelling (as in the case of a Nanny, Carer or Seasonal worker).
- 2.4** Broadly, residential annexes could consist of either:
- New build; in the form of an extension to the main dwellinghouse or of a new building constructed within 5m of the main building; or
 - Conversion of existing ancillary structures/ outbuildings (e.g. garages).
- 2.5** The annexe should share services and utilities with the main dwelling; be designed in such a way as to easily allow it to be brought back as an integral part of the main dwelling at a later date; have no boundary demarcation or sub-division of the land between the main dwelling and the annexe or have a separate access or garden/ outdoor area.
- 2.6** Proposals should demonstrate that there has been consideration of any necessary adaptations or special provision for the intended occupant, to enable independent living. The annexe should serve the current and future needs of the intended occupier, should circumstances change. The needs of the user should be included in written evidence provided to accompany an application (see paragraph 13.1).

3.0 Permitted Development

- 3.1** Some types of residential annexe may benefit from 'permitted development' rights and would not require planning permission. However, whether planning permission is required will depend on the specific circumstances of each case. Applicants are therefore advised to employ the services of a planning agent and/ or to use our pre-application advice service, for guidance on applying for planning permission. If you do believe that your proposal would benefit from permitted Development Rights, as set out in the General Permitted Development Order (2015), this can be formalised through an application for a Certificate of Lawfulness.

Town and Country Planning (General Permitted Development) (England) Order 2015: Schedule 2: Part 1 Class E

https://www.legislation.gov.uk/ukxi/2015/596/pdfs/ukxi_20150596_en.pdf

3.2 Planning permission is not normally required to convert an existing residential outbuilding in the garden of the main house (such as a garage), to ancillary accommodation, provided that the resultant unit is not self-contained and would not be used as a separate independent dwelling. However, Buildings Regulation approval is likely to be required if these works would involve any structural changes to the fabric of the building, including the installation of new glazing. An example of when accommodation would not be considered self-contained is where no kitchen or cooking facilities are provided (see paragraph 4.6).

3.3 In some cases there may be a condition attached to a previous planning approval that would prevent development under permitted development rights. For example, if the approval for a garage has a condition stating that it should only be used for parking vehicles and domestic storage, then planning permission would be required to convert this building. Details of planning history and permissions/ conditions can be viewed on the Council's website:

https://www.east-northamptonshire.gov.uk/site/scripts/documents_info.php?documentID=1329.

Responsibility of the applicant

3.4 It is important that you explore all options, as the applicant has full responsibility for determining whether a proposed annexe benefits from permitted development rights. It should be noted that sales literature, the advice of builders and/ or modular building providers may not be current or accurate. Failure to secure planning consent, should this be required, could result in enforcement action and could also have future legal implications when selling your property.

4.0 Will permission be granted for my annexe?

4.1 The cumulative impact of annexes to residential properties may significantly affect the character and amenity of an area, through the intensification of development. The council will seek to ensure that any residential annexe development is solely provided as ancillary to the original dwelling and would not form a new, separate dwelling.

4.2 Within the defined built up area of a settlement proposals for residential annexes will normally be permitted for households where they are subordinate, of a good quality of design and do not have any adverse impact on the living conditions of the main house or adjoining occupiers. It is also advisable to leave a 1.0 metre gap to any boundary, to allow for maintenance of the building and the boundary treatment. The annexe should be in keeping with the character and appearance of the surrounding area and should follow the existing built form. Safe and adequate parking and access is also a key factor in assessing applications.

4.3 Outside the built-up area of a settlement (i.e. within the countryside or outside the prevailing built form), stricter criteria will apply. Caution needs to be exercised to ensure that this does not result in a proposal which would effectively create a new

independent dwelling (which would often be unacceptable). This is to ensure that the countryside is protected from adverse development; i.e. the cumulative impact of inappropriate developments, arising from the setting of undesirable precedents.

- 4.4** Annexes will normally be supported only where they are clearly a physical extension to the main dwelling or entail the conversion of an existing outbuilding, where there is a close physical relationship to the main dwelling. An annexe should not exceed 50% of the size of the dwelling and could be capable of being incorporated back into the main layout, once there is no longer a need for it. Proposals which are not designed as an integral part of the main house would not normally be permitted. Any proposal for the creation of new detached building for use as an annexe in the countryside will be treated as a new dwelling and proposals will be considered as such, through the development management system. If the annexe is registered as a separate address or is subject to Council Tax, it would be considered to be a separate dwelling.
- 4.5** When planning permission is required for a residential annexe, an application for the proposal would be determined with reference to the Council's Local Plan Policies and national planning policy contained the National Planning Policy Framework (NPPF). It should be designed in accordance with district-wide or relevant Neighbourhood Plan residential design guide standards, as well as Countywide Parking Standards.
- 4.6** Each application will be determined on its individual merits and in general the annexe could be supplemented by the kitchen within the main dwelling. As the inhabitant of the annexe would have a close working relationship with the occupiers of the main house, access to shared facilities such as a kitchen or utility room is the norm. The justification for incorporating basic kitchen facilities will be considered subject to the annexe's location, relative to the main house and its' dependency on it. If it is deemed that the annexe would benefit from some limited degree of independence, the inclusion of a "kitchenette" providing basic facilities could be acceptable, where appropriate. (See Figures 1 and 2 above).
- 4.7** It is important that residential plots do not become over-developed through the cumulative impacts of inappropriate development within the broader curtilage. It should be ensured that the annexe does not occupy a significant area of the existing garden and that the property will retain sufficient, shared outside amenity space - once the annexe is in place. It is important there would be sufficient parking space to serve the dwelling and annexe. In line with the Countywide Parking Standards, the provision of additional bedrooms could require the addition of an extra parking space e.g. if the total number of bedrooms increases from 3 to 4. This would be tested through the development management process; whether the proposal is deemed to be an annex or a separate dwelling. Proposed incidental and ancillary buildings should be subordinate in scale and of a design that utilises design features and external materials which are complementary to the host dwelling. (An example of a residential annexe is shown at Figure 3, below).
- 4.8** Neighbourhood Plans form part of the statutory Development Plan and contain local policy, design guides and aspirations for the future of the communities they serve. At

the time of preparing this document several 'made' Neighbourhood Plans contain locally distinctive design policies, to which this SPD may also be linked. Relevant policies are as follows:

- Barrowden and Wakerley (Policy BW6),
- Brigstock (Policy B16),
- Glapthorn (Policy 10),
- Higham Ferrers (Policies HF.DE1 and HF.DE2),
- King's Cliffe (Policies BE1 and BE2),
- Raunds (Policy R2),
- Rushden (Policy EN1),
- Stanwick (Policies HTG1, HTG2 and HTG3)
- Warmington (Policy W3).

A link to these Neighbourhood Plans is provided below:

<https://www.east-northamptonshire.gov.uk/neighbourhoodplanning>

Summary

4.9 Applications for residential annexes will be approved where they meet the criteria listed in this document, national and local policy and subject to the following being secured by condition or planning agreement:

- The annexe remains in the same ownership as, is occupied in conjunction with, and is dependent on the principal dwelling;
- It is ancillary and subordinate in scale to the principal dwelling;
- Its occupant(s) share(s) the existing access, garden and parking of the main dwelling;
- Occupation of the annexe is subsidiary to that of the main dwelling;

Development of residential annexes outside the development boundaries of settlements will also be judged against policy regarding enlargement or replacement dwellings in the countryside.

5.0 Heritage assets

5.1 There are also additional considerations if a property forms or is located adjacent to a heritage asset. This would include a Listed Building or Conservation Area and also a non- designated heritage asset (a structure that has a degree of heritage significance meriting consideration in planning decisions).

5.2 In practice, the main distinction is procedural; i.e. the statutory requirements for developments within Conservation Areas and/ or affecting the setting of a Listed Building. Critically, the scope of permitted development rights is restricted in these circumstances; e.g. planning permission is **always** required if an annexe would comprise a new structure within the curtilage of a Listed Building.

5.3 Listed Building Consent would be required for extensions to form an annexe and related works to Listed Buildings. Applications of this nature will require more

technical detail about the works, than Planning Applications. You will need to make sure that the design and materials are sympathetic to the existing building and its setting. In addition, works to the historic fabric of the property should be kept to a minimum. Examples of the extra information needed would include specialist heritage statements and details of the proposed materials, the mortar mix and cross sections through windows.

6.0 Setting of heritage assets

6.1 If any adjacent property is a Listed Building, a non-designated heritage asset or the site is within a conservation area or visible from it, any extension or separate building will need to be designed and located so that it does not cause harm to the setting of such an asset.

6.2 Local and national policy requires proposals to complement their surrounding historic environment through their form, scale, design and materials and to ensure that works respond to the local character of the area. The scale of the works proposed should not detract from the proportions and historic façade of the existing building and should not dominate the preserved building's design. All aspects of the external elevations should match or complement the heritage asset and be of local natural materials. The design features and detailing proposed should also complement the existing building. It is paramount that the proposal should not have a negative impact on the special character of the adjacent heritage asset, thereby causing harm to its significance. The proposal should be in accordance with the Local Plan policies which seek to conserve and enhance heritage assets, such as listed buildings and their settings.

6.3 It is advisable that prior to an application concerning any heritage asset, that pre-application advice is sought and that an architect/ agent with specialist knowledge is consulted.

7.0 Other outbuildings/ extensions for incidental use

7.1 Incidental buildings, such as workshops or leisure buildings, which are not intended to provide living accommodation, may not need planning permission. This will depend on where they will be sited and that sufficient useable outside amenity space is retained. For guidance on the siting and height/ size limitations of such outbuildings, please consult the Planning Portal: Outbuildings - permitted development mini guide:

https://www.planningportal.co.uk/info/200130/common_projects/43/outbuildings/6

7.2 Should the proposed building exceed the scale allowed under permitted development rights, Householder planning permission would be required.

8.0 Modular/ mobile home providers

- 8.1** A consensus of companies offering modular/ mobile buildings, which are manufactured and delivered to the site, state that their preferred method of obtaining planning permission is a Householder application.
- 8.2** However, manufacturers also quote the use of the 1968 Caravan Act⁴ as a “fall-back” position in support of their proposals. This Act does not only apply to caravans but includes structures designed for human occupation, that can be transported by road. However, if the structure is to be permanently fixed to the ground, then it cannot be classed as a caravan under this legislation.
- 8.3** Marketing information provided by mobile home companies generally advise that most Householder applications are decided under delegated authority (by the case officer and the Council’s wider Development Management team) and that decisions will be guided by adopted planning policies and guidance - as no two applications are the same. It is also acknowledged that specialist surveys may be required to support the application, to include: arboricultural, ecological, topographical, flood risk assessments; archaeological surveys, or a heritage report if a listed building would be affected.
- 8.4** In the case of a transportable building, should a Householder application be unsuccessful, an amended application or an appeal against the decision would be advisable. Applicants are advised to engage with the Development Management Team at all stages of an application, to seek guidance.

9.0 Climate change implications

- 9.1** It is recommended that householders should consider climate change in developing projects for residential annexes, and that appropriate mitigation measures are included in the development. Such developments may provide opportunities for innovative new construction techniques and/ or use of more energy efficient construction materials.
- 9.2** In consideration of the wider impact on the natural environment, all development needs to respond to climate change through its design. By taking into account measures such as landscaping, planting for biodiversity and sustainable drainage, ecologically sensitive designs can achieve significant improvements for biodiversity:

⁴ <https://www.legislation.gov.uk/ukpga/1968/52/contents>

Table 2: Climate change mitigation

Mitigation measures	Rainwater harvesting and measures to minimize surface water flooding, in cases where currently porous surfaces (natural ground conditions), are replaced with hard, impermeable surfaces and/or structures.
Measures to encourage biodiversity	To include green roofs, planting and landscaping using native species, setting up bird and bat boxes and sustainable drainage systems.

10.0 National Space Standards

- 10.1** In all household development, when designing any new bedrooms or reducing existing ones, it is recommended that the minimum sizes specified in the document entitled 'Technical housing standards – nationally described space standard' (2015) are utilised. These specify that a single bedroom should have a floor area of at least 7.5 m² and a width of at least 2.15 metres; a double bedroom should have a floor area of at least 11.5m². A full copy of this document can be viewed via the link provided in section 15, below.

11.0 Householder Extensions Supplementary Planning Document (2020)

- 11.1** A Householder Extensions SPD was adopted by this Council in June 2020, providing guidance on extensions to residential properties in situations where they require Planning Permission. Design principles in this document can also be applied to situations where extensions are being constructed under Permitted Development Rights.
- 11.2** The advice provided in the Householder Extensions SPD can also be applied to separate buildings, intended for use as a residential annexe:
https://www.east-northamptonshire.gov.uk/downloads/file/11668/householder_extensions_supplementary_planning_document

12.0 Building Regulations

- 12.1** Annexes and incidental buildings may also require consent under Building Regulations legislation. To find out if a proposal requires consent visit our Building Regulations Service webpage. A link is provided below:
https://www.east-northamptonshire.gov.uk/info/200154/building_control_and_building_regulations

13.0 Supporting statement to accompany an application for an annexe

- 13.1** In support of a formal planning application for an annexe, a written statement to explain who it will be used by, their relationship to the occupants of the main house and how the use of the annexe will comply with the criteria listed in the checklist provided (paragraph 1.3, above), should be submitted.

14.0 Suggested conditions of approval

Planning conditions, attached to the consent, may be used to limit the use of the annexe. It should be noted that whilst such a condition could be imposed, this alone could not be relied upon to safeguard against a future use. Hence the requirement that the scheme proposes a structure which is not capable of subdivision from the original dwelling and does not appear as tantamount to the creation of a new dwelling or separate planning unit. The following conditions are recommended:

- a. The [*living accommodation*] hereby approved shall be used only in association with, and ancillary to, the occupation of the existing dwelling at [*property address here*], and shall not be used as a separate dwelling unit.
Reason: In view of residential amenity and highway safety, the formation of a separate dwelling would be unacceptable in this location.
- b. The [*accommodation/ annexe*] hereby approved shall be used solely as ancillary accommodation to the existing dwelling house and as such shall not be sold, leased, rented or used as an independent dwelling unit.
Reason: In order to safeguard the amenity of adjacent residential properties.
- c. The development hereby permitted shall be finished in materials to match the existing dwelling. These materials shall be retained in perpetuity thereafter.
Reason: To achieve a satisfactory elevational appearance for the development.
- d. The proposed additional off-road parking space, as shown on drawing [*insert drawing number*], shall be provided prior to the occupation of the annexe and it shall be maintained in perpetuity for this use.
Reason: To ensure that the property has adequate off-road parking provision in accordance with current standards in the interests of highway safety.
- e. The building (extension) hereby permitted shall not be occupied at any time other than for the purposes ancillary to the residential use of the dwelling known as [*address*].
Reason: In view of residential amenity and highway safety, the formation of a separate dwelling would be unacceptable in this location.

Appendix 1 – Useful Links and Glossary

Useful links

East-Northamptonshire Council Website: Planning applications:

https://www.east-northamptonshire.gov.uk/site/scripts/documents_info.php?documentID=1329

East-Northamptonshire Council Website: Building Control:

https://www.east-northamptonshire.gov.uk/info/200154/building_control_and_building_regulations

Householder Extensions Supplementary Planning Document:

https://www.east-northamptonshire.gov.uk/downloads/file/11668/householder_extensions_supplementary_planning_document

National Space Standards:

<https://www.gov.uk/government/publications/technical-housing-standards-nationally-described-space-standard>

General Permitted Development Order (2015): Schedule 2: Classes A and E:

https://www.legislation.gov.uk/uksi/2015/596/pdfs/uksi_20150596_en.pdf

Permitted Development Technical Guidance:

<https://www.gov.uk/government/publications/permitted-development-rights-for-householders-technical-guidance>

Northamptonshire County Parking Standards:

<https://www.northamptonshire.gov.uk/councilservices/northamptonshire-highways/transport-plans-and-policies/Pages/northamptonshire-parking-standards.aspx>

Glossary:

GLOSSARY	
Annexe	A building joined to/ or separate to provide additional accommodation for the main house, but contained within the curtilage, to accommodate a person in the same way as they would live within the main residential dwelling – for habitable uses
Ancillary building	Habitable accommodation for a person associated with the residential dwelling
Incidental building	Non-habitable space for use in association with the residential dwelling such as: garaging, storage, home office/ home gym (e.g. live/ work units).
Curtilage	The area normally within the boundaries of a property surrounding the main building and used in connection with it.
Primary use	In the case of annexes the dwelling will be the 'primary use'.
Planning unit	In the case of a residential dwelling the planning unit will be the main/existing/original dwellinghouse and any associated extensions or garden buildings
SPD	Supplementary Planning Document
Non-designated heritage asset	A non-listed but important heritage asset
National Space Standards	Minimum sizes for bedrooms and living space
Householder planning permission	Permission for proposals to alter or enlarge a single house, including works within the boundary and garden of a house
Permitted development rights	Rights to extend a house and add outbuildings without needing to apply for planning permission - if specific limitations and conditions are met

Appendix 2: Bodies (organisations and individuals) notified for the draft Residential Annexes SPD consultation

- All Town and Parish Councils in the District
- Heads of Planning
 - Corby Borough Council
 - Kettering Borough Council
 - Borough Council of Wellingborough
- Northamptonshire County Council
 - Highways
 - Development Management
- North Northamptonshire Joint Planning and Delivery Unit
- Planning Agents and Architects

Appendix 3: Specific examples of residential annexes

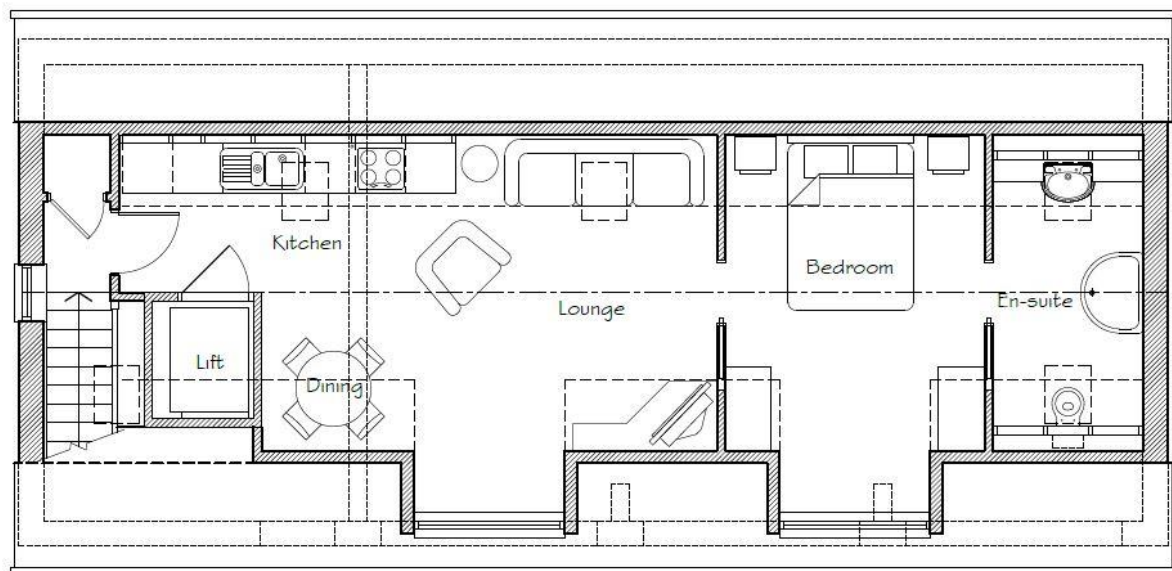
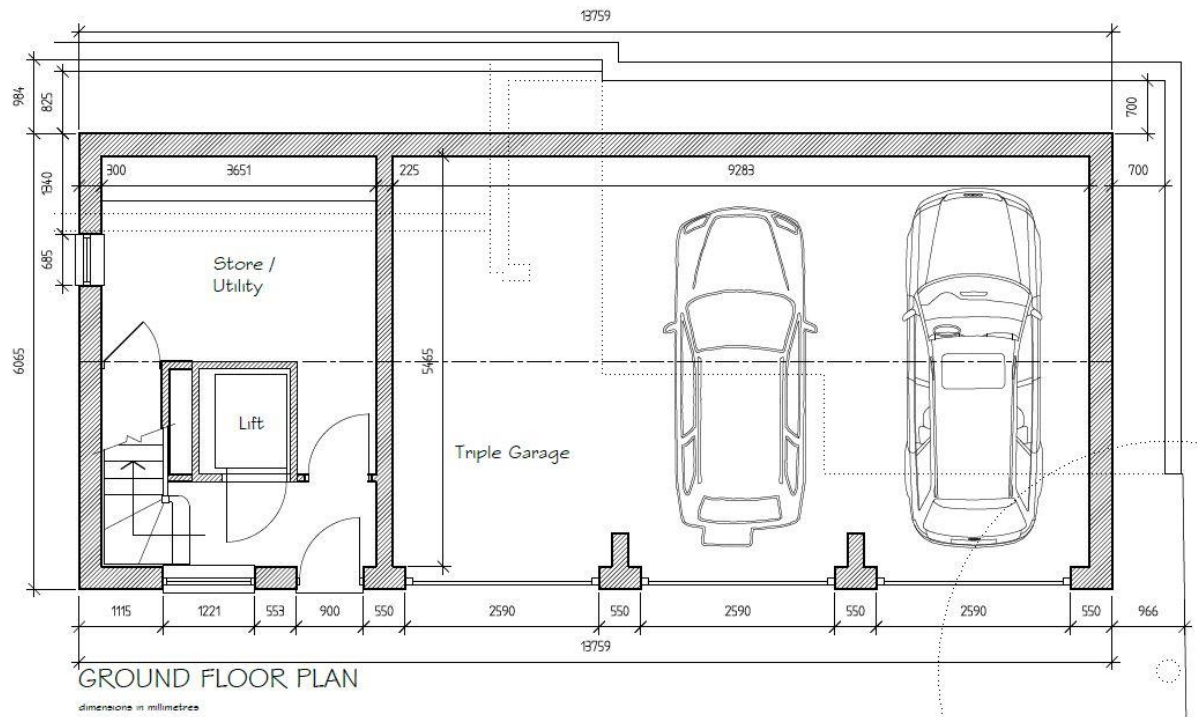
Appendix 3(a) – Example of a building that is incidental to, but detached from, the main dwellinghouse



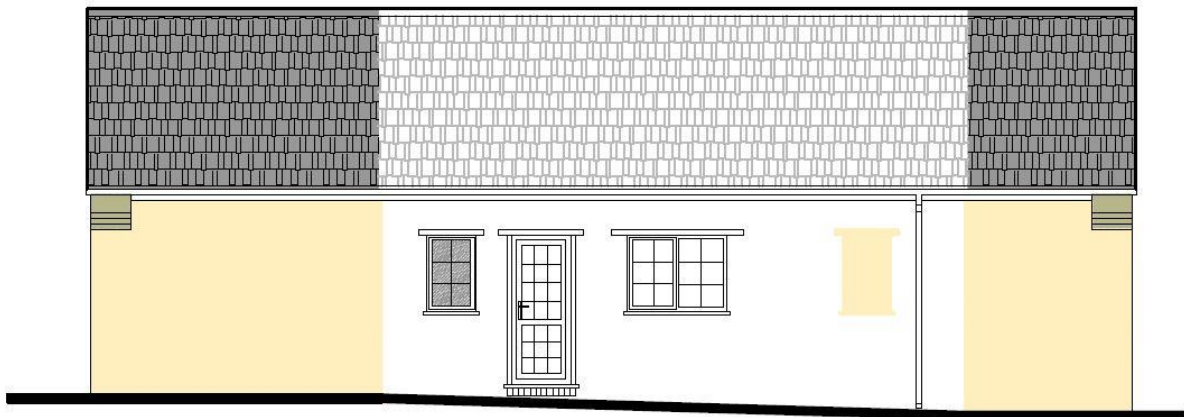
Appendix 3(b) – Example of a residential annexe contained within an ancillary building (detached double garage)



Appendix 3(c) – Floor layout plans of residential annexe contained within an ancillary building (detached double garage)

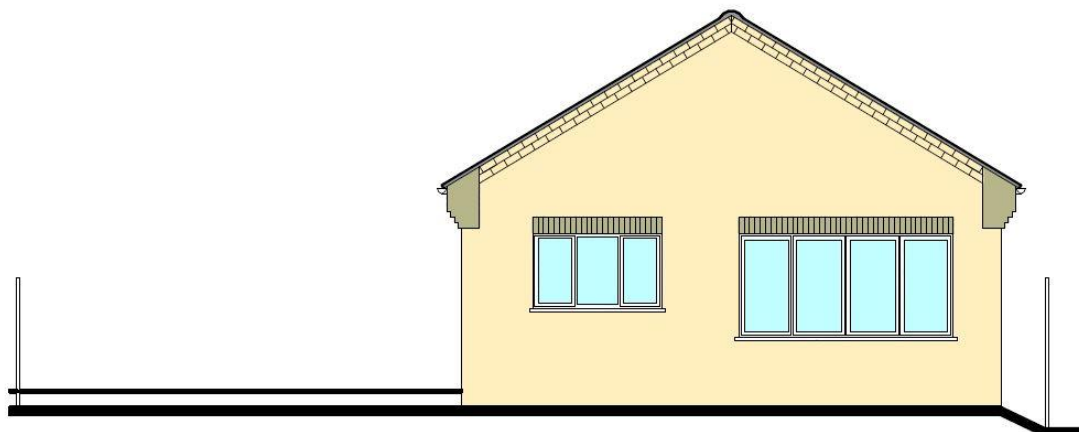


Appendix 3(d) – Typical entrance door for a residential annexe



Proposed Side (South) Elevation

Appendix 3(e) – Side elevation (appendix 3(b), above)



Proposed Rear (East) Elevation

Appendix 3(f) – Example of a container unit converted to a residential annexe

