APPLICATION NO: 2022/0163

DESCRIPTION:

Alterations to the roof above the single storey parts of the existing dwelling at the side/rear including re-profiling of the shape, new inside facing dormer and extended front dormer above existing garage to create annex accommodation associated with the main dwelling within new internal first floor.

LOCATION:

43 Keresforth Hall Road, Kingstone, Barnsley, S70 6NF

SPD GUIDANCE:

The guidance set out in Section 8.27 is worded as follows:

"An annex building, often referred to as a 'Granny Annex' may be permitted in a rear garden where it would not occupy a disproportionate amount of the garden and would not have its own separate access or garden area. An annex should normally have a close physical relationship with the host dwelling, be single storey and in all circumstances it should only have 1 bedroom and no more than 3 rooms in total."

This guidance clearly relates to a new building for a single occupant to live in the grounds of a family member and hence the reference to a Granny Annex in the document. The application submitted will be for a younger sibling and his family to live with his parents but with some degree of independence and therefore the proposals do not fall into the concept of a granny annex. The guidance of 3 rooms in total with only a single bedroom would not work in this instance.
This application is different from the guidance as it will be using and existing building where the footprint of the building will remain unchanged and the existing building already has a separate bedroom, shower room, store and large games / music room associated with the host dwelling. The annex accommodation will be making use of these existing spaces without the need for a new separate detached building.

These separate rooms have an aspect and access out to the existing gardens, and this will remain and without any subdivision. Having considered the application type it was felt that the annex approach was the best way forward but could have equally been submitted under a householder application with as the existing building is attached and part of the main dwelling.

STATEMENT:

Increasingly, families plan to incorporate a self-contained living accommodation within their homes to provide a cost effective, safe but private haven, either for elderly relatives or grown-up children.

For example, 40% of London homes are already multigenerational, with adults living alongside their parents, according to a new report by insurance giant, Aviva.

A large proportion of homes now have some form of granny flat or annexe, but of course, granny flats were traditionally created with elderly relatives in mind, but young adults are now equally likely to live in one thanks to high property prices.

The application submitted if for this scenario and is to allow for the son of the applicant to live within the same dwelling as his parents but with some independence with a separate living, kitchen dining room. The application has been submitted to establish this as ancillary accommodation to the main dwelling house as there is no intention to have this as a separate dwelling and will always be dependant on the host building. The application describes the changes as an annex as this seems to be the only way for the application to be submitted in planning terms. The proposals largely make use of an existing building and will be accessed via the host dwelling and as such will not have its own front door or address. The introduction to the changes in the roof profile show the accommodation facing out towards the existing rear garden which further highlights that this will not be used as a stand-alone residential unit in the future. The existing building is currently used as a music room with a piano and drum kit and the provision of the proposed rooms will allow these hobbies to continue whilst retaining space for the living and sleeping accommodation.