



# Time to Build an Annexe?

A Helpful Guide For those Looking at Adding an Annexe or Home Office





## Annexe Information:

Naturally, there are lots of questions surrounding annexes and the pros and cons of building one. This booklet aims to answer the most pertinent ones for those who are considering adding more space to their home. Let's dive straight in with a definition first, though, shall we?





## What is an Annexe?

In short, an annexe is simply a secondary building away from the main house, usually in the garden, built to accommodate an elderly relative hence the historic name of 'Granny Annexe'. Although this is still a common reason for erecting an annexe, especially for those who are faced with high care home costs, vendors are now building annexes for youngsters and new home working patterns as much as they do for elders. Building an annexe is particularly useful for parents whose children may otherwise struggle to get on the property ladder and it has the added benefit of increasing the overall value of the main house.





## What are the planning rules for annexes?

Finding out if your annexe will require planning permission will depend upon several factors, not least of which is the Caravan Sites Act and whether your annexe is deemed to be covered by it.

Basically, if the annexe you intend to erect is classed as a mobile home, as stated in the Caravan Sites Act, and the new building is going to be used by a family member and not put up for sale or rent separately from the main house, you may not need planning permission.

You will, however, need to obtain a Lawful Development Certificate from your local authority to confirm the above and clarify that the annexe is deemed to be incidental, i.e. seen as another room of the main residence, but in the form of an outbuilding.

Hiring a planning expert in such situations is always the most prudent course of action as mistakes can be incredibly costly. Many garden annexe specialists offer a planning service included in the overall price of the build.







## How big can an annexe be?

The size of this additional building will also be a consideration, so how big can an annexe be?

Well, Local Planning Authority (LPA) regulations will vary from council to council, but a general rule that stands pretty much everywhere is that the annexe's footprint cannot exceed that of the main house.

In addition to this, the LPA will likely take the combined footprints of both the annexe and the main property and look at its relation to the land you own. The higher the percentage to be built upon, the more difficult it will be to obtain planning permission for it.







## How Much Does It Cost To Build an Annexe?

Another incredibly common question is how much does it cost to build a granny annexe?

As one would expect, there are a lot of variables at play here, so even a ballpark figure is difficult to arrive at.

Will you build the annexe from scratch? or are you going to buy a pre-designed portable garden annexe?

How big will it be? What build type will suit your needs best? What about fixtures and fittings?

All the above will need to be taken into consideration. That said, as a very rough guide, you will be looking at somewhere in the region of £30k to £120k to build a granny annexe in the UK.

Further information is available on the following link of an award-winning annexe company- [ihusannexe.com](http://ihusannexe.com)



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