

## Did you know?

Restrictions on using 'granny flats' for family members no longer apply. If your Ancillary Dwelling was approved before October 2021 contact us to find out more.



# NEED MORE INFORMATION?

Head to [denmark.wa.gov.au](https://denmark.wa.gov.au)

- Send us an enquiry
- Lodge your application (planning approval or building permit)
- Find policies and guidelines

Contact our Planning team

- [enquiries@denmark.wa.gov.au](mailto:enquiries@denmark.wa.gov.au)
- (08) 9848 0300
- 953 South Coast Highway  
(9am-4pm Mon-Fri)

Current at 20 May 2024



# ANCILLARY DWELLINGS



## What is an Ancillary Dwelling?

An Ancillary Dwelling (commonly known as a 'granny flat') is a small, independent living unit on the same property as an existing house. It may be attached to an existing house or built separately from it.

Ancillary Dwellings are typically built to provide a way for extended families to live in close proximity but with independence, but can now also be used for non-family.

An Ancillary Dwelling may have its own services or be reliant on the existing house, but would typically have a toilet and bathroom so that it can support overnight accommodation.



## Can I have an Ancillary Dwelling on my property?

In the Residential Zone, an Ancillary Dwelling can potentially be approved on any lot with an existing, approved single house or grouped dwelling. You do not need planning approval if your proposed Ancillary Dwelling meets the standards of the Residential Design Codes, but you will need a building permit.

In all other zones, an Ancillary Dwelling can potentially be approved on any lot with an existing, approved single house. You will need to apply for planning approval before your building permit.

If you want to convert an existing building to an Ancillary Dwelling you also need to apply for planning approval and a building permit.

## What about an art studio, home office, home gym or games room?

Buildings for these uses and not supporting overnight accommodation can be approved as a 'detached habitable room'. See our brochure on this topic for more details.

## What standards apply?

The Shire's *Local Planning Policy 49* outlines the development standards that apply for Ancillary Dwellings.

If your property is in the Residential Zone, refer to Part 5.5.1 of the Residential Design Codes (R-Codes).

Other general development standards may apply to your property depending on:

- The zoning of your property
- Whether your property is in a 'bushfire prone area'
- Services at your property (eg. water supply, wastewater treatment)

