

Did you know?

The Shire recently adopted Local Planning Policy 49 – Ancillary Dwellings and Detached Habitable Rooms to support and provide guidance on detached habitable rooms.



NEED MORE INFORMATION?

Head to **denmark.wa.gov.au**

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

Contact our Planning team

- info@denmark.wa.gov.au
- (08) 9848 0300
- 953 South Coast Highway
(9am – 4pm, Mon – Fri)



Current at 1 October 2025

DETACHED HABITABLE ROOMS



What is a Detached Habitable Room?

A Detached Habitable Room is a building classed as habitable under the *Building Code of Australia* and constructed to be physically separate (unable to be accessed internally) from the primary residence on a property.

This may include an art studio, home office, personal gym, workshop, games room or similar indoor space.

The Shire supports the development of Detached Habitable Rooms to provide flexibility for housing design, home occupations and individual family needs.



Are there standards that apply?

A Detached Habitable Room is permitted to have a maximum floorspace of 40m², must be located within the vicinity of the main residence on the property, be compliant with bushfire protection requirements, and be constructed in a manner that minimises the visual impact of the development.

A Detached Habitable Room may contain a small toilet and handwashing basin but must otherwise be entirely dependent on the services of the existing residence.

A Detached Habitable Room is not permitted to contain a bathroom, kitchen or laundry facilities.

Further details can be found in the Shire's [Local Planning Policy 49: Ancillary Dwellings & Detached Habitable Rooms](#).

Other general development standards may apply to your property depending on the zoning that applies. You may also need to seek further advice if you are located in a designated bushfire prone area. Please contact our Planning Services team if you would like further information or assistance.

How is this different from an Ancillary Dwelling?

An Ancillary Dwelling is designed and serviced so that it can be used for overnight accommodation.

A Detached Habitable Room is not permitted to be used for overnight accommodation or contain services that provide for this (such as a bathroom).

How is this different from an Outbuilding?

An Outbuilding is a shed, workshop or storage space that is not classed as a 'habitable' building under the Building Code of Australia.

Detached Habitable Rooms form part of the allowable area of Outbuildings on your property.

See our information brochure on 'Outbuildings' or refer to [Local Planning Policy 13.4: Outbuildings](#).

