

Sheffield City Council Planning Service

RESIDENTIAL ANNEX AND EXTENSION RELIEF – CIL GUIDANCE NOTE 9

Introduction

The Community Infrastructure Levy Regulations 2010 (as amended) ('the Regulations') provides that a development that incorporates a self-build annexe or extension is eligible for relief from the levy.

Nevertheless, Sheffield is not requiring qualifying applications to include an Additional Information Requirement form with the planning application, as the vast majority will be exempt from CIL as self build development. Sheffield is automatically granting self build relief to this development type. Consequently, in these qualifying cases the developments will not be made CIL liable and it will not be necessary to apply for relief.

The Sheffield qualifying criteria are those set out in Regulation 42A and summarised below. Sheffield will withdraw the automatic application of this relief if monitoring of development demonstrates that there are significant number of developments benefiting that should not have or if finds any evidence of abuse.

Definition of Residential Annex or Extension

Regulation 42A states:

'...a person (P) is exempt from liability to pay CIL in respect of the development if-

- a) P owns a material interest in the dwelling ("main dwelling");
- b) P occupies the main dwelling as P's sole or main residence; and
- c) The development is a residential annex or a residential extension.'

'The development is a residential annex if it-

- a) Is wholly or mainly within the cartilage of the main dwelling; and
- b) Comprises one new dwelling.'

'The development is a residential extension if it-

- a) Is an enlargement to the main dwelling; and
- b) Does not comprise a new dwelling.'