

COMMITTEE AGENDA REFERENCE: 5B

APPLICATION REF:	RU.24/0067
LOCATION	4 Glebe Road, Egham, Surrey, TW20 8BT
PROPOSAL	Conversion of Garage into habitable accommodation (retrospective)
TYPE	Full Planning Permission
EXPIRY DATE	19/03/2024
WARD	Egham Hythe
CASE OFFICER	Bethan Owen
REASON FOR COMMITTEE DETERMINATION	Number of letters of representation
<i>If you have questions about this report please contact Ashley Smith, Victoria Gibson or the case officer.</i>	

1. SUMMARY OF RECOMMENDATION

It is recommended the Planning Committee authorises the HoP:	
1.	The HoP be authorised to grant planning permission subject to the conditions set out in section 11 of this report.

2. DETAILS OF THE SITE AND ITS SURROUNDINGS

- 2.1 The application site is a detached dwelling sited on the north eastern side of Glebe Road. The area is predominantly residential, within the urban area. Glebe Road is characterised by pairs of semi-detached dwellings with 2a, 2, 4 Glebe Road and 9 Glebe Road adjacent to the site, all detached dwellings. Parking is mostly on street parking although the application site benefits from a private driveway of approx. 15m providing off street parking provision for at least 2 cars. The site and the wider area falls within Flood zone 2.

3. APPLICATION DETAILS

- 3.1 This is a householder planning application for the conversion of an existing attached garage to habitable accommodation. To facilitate the conversion of the garage the existing garage door is to be replaced with a window and side door. As set out on the Householder planning application form works to the garage commenced on 16 October 2023. When

officers visited the site on 12 March 2024 it was observed that the works have largely been completed (externally).

- 3.2 With reference to the below planning history, in most circumstances a person can convert their garage to habitable accommodation without the need for planning permission. An application is only required in this instance because when the initial garage was granted a condition limited the ability to convert the garage without first seeking planning permission. The reason given for that condition was: *'to accord with the terms of the proposal in the interests of amenity and the satisfactory planning of the area'*.

4. RELEVANT PLANNING HISTORY

- 4.1 The following history is considered relevant to this application:

Reference	Details
RU.23/1442	Certificate for conversion of existing attached garage to habitable accommodation – Certificate Refused on the 14 December 2023 the reason this application was refused was because under application RU.82/0517 condition 4 restricted the conversion of the garage without the need for planning permission.
RU.82/0517	Part single, part two storey extension to provide garage and additional residential floorspace. Planning permission granted: 28 July 1982 In granting planning permission, Condition 4 sets the following: <i>'Notwithstanding the provisions of Article 3 and Schedule 1 Class 1 of the Town and Country Planning General Development Order 1977 as amended by the Town and Country General Development Order 1981 or any subsequent legislation to similar effect, the garage hereby permitted shall be used for the storage of private motor vehicles or ancillary domestic storage only and for no other purpose without the prior permission in writing of the Planning Authority.'</i>

5 SUMMARY OF MAIN RELEVANT STRATEGIES AND POLICIES RELEVANT TO THE DECISION

- 5.1 National Planning Policy Framework and Guidance.
- 5.2 The Runnymede 2030 Local Plan was adopted on 16 July 2020 and the policies have to be read as a whole. Any specific key policies will be referred to in the planning considerations.
- 5.3 SPDs which might be a material consideration in determination:
- Runnymede Parking Guidance (November 2022)
 - Runnymede Design Guide (July 2021)

6. CONSULTATIONS CARRIED OUT

Representations and comments from interested parties

6.2 7 neighbouring properties were consulted in addition to being advertised on the Council's website and 11 letters of representation have been received from individual addressees, Comments made can be summarised as follows:

- Concerns regarding the potential conversion of the property to a House of Multiple Occupancy (HMO)
- Concerns for existing and future parking issues
- Water supply
- Concerns the conversion will not meet the Environment Agency flood protection standard.
- No provision in place for electric vehicle charging.

7. PLANNING CONSIDERATIONS

7.1 In the determination of this application regard must be had to the Development Plan and National policy within the NPPF. The application site is located within the urban area where the principle of such development is considered to be acceptable subject to detailed consideration. This must be considered in light of the presumption in favour of sustainable development advocated by the NPPF. The key planning matters are:

- Principle of the proposed development
- Design considerations.
- Parking
- Impact on neighbouring amenities

Principle of the proposed development

7.2 This is a householder planning application to convert an existing garage to habitable accommodation as a living room in connection with an existing dwelling house and should be considered as such. The concerns of local residents regarding the potential future use of the dwelling as a HMO, do not form part of the proposal and is not within the scope of consideration for this planning application. The only proposal which can be considered is that shown on the proposed plans (and associated windows and doors to the front and rear elevation of the garage). That is the only matter for consideration.

Parking Considerations

7.3 Policy SD4: Highway Considerations of the Local Plan states that the development proposals will be assessed against the Council's current adopted guidance. The Runnymede Parking Guidance SPD (2022) states that the minimum dimension of a

car parking space for residential developments should be 2.5m x 5m. The document is also clear that the level of parking for an individual planning application will be assessed on a case-by-case basis based on its location and accessibility. Glebe Road is located in a relatively sustainable location in close proximity to local services and amenities. Whilst the SPD is clear that the recommended parking standards set out in Appendix 2 are only for new dwellings, as an indication the parking SPD notes that for 3 and 4+ bedroomed residential units in a town centre 1 space per dwelling is recommended, and these outside of such locations 2 spaces.

- 7.4 The site affords an existing private driveway of approx. 15.5m in length from the front garage elevation to the pavement. The existing driveway is to be retained. Therefore, the site still provides space for at least 2 to park off street on the existing driveway. As such the property would retain ample off-street parking commensurate to the size of the dwelling house irrespective of the loss of the garage parking provision.

Impact on neighbouring amenities

- 7.5 Consideration under this application is given to the conversion of the attached garage to habitable accommodation and not to the speculated future use of the dwelling.
- 7.6 Policy EE1 sets out that '*all development proposals will be expected to ensure no adverse impact...to neighbouring property or uses*'. The Council's Design SPD also provides advice on the impact of development to residential amenity of neighbouring property stating that amenity includes privacy, outlook, overlooking, daylight overshadowing and the visual dominance of the proposed development.
- 7.7 Given that the only development to be considered under this application is the conversion of the garage and the removal of the existing garage door and replacement with side doors and windows, it is not considered that the amenities of the occupiers of neighbouring properties would be significantly impacted.

Design considerations

- 7.8 The development results in a minor alteration to the existing street scene of Glebe Road, however the garage is set back from the road within the plot. Given the modest alterations to the front elevation of the garage with no extensions proposed, and its siting, it is considered that the proposal would not result in any undue harm to the character and appearance of the area.

Other matters

- 7.9 Regarding the letters of representation received many of the concerns raised relate to matters outside of the remit of this application and the consideration of the development proposal. Concerns are raised regarding the future use of the application site as an HMO. This is not a matter within the scope of this planning application, any property in this Borough could potentially be converted into an HMO of six or less people without the need of planning permission. This is and would remain the case for this property and any other, irrespective of this planning application, which simply proposes to use the garage as a living room. An HMO of more than 6 people requires separate planning permission and would be assessed on its individual merits, were such a planning application to come forward.
- 7.10 Concerns are also raised in relation to existing on street parking issues. As set out

above the property would retain suitable on street parking for a dwelling of this size and would not affect existing on street parking layouts.

- 7.11 Further concerns are raised in regard to water supply in the area which is not a material consideration for this specific planning application. Whilst this site may be in a flood zone the proposal would not increase the footprint of this property and as such does not raise any further issues in terms of flood risk.
- 7.12 Lastly, the provision of electric vehicle charging is not considered proportionate for a planning application to convert a garage into habitable accommodation in connection with an existing dwellinghouse.

8. PLANNING OBLIGATIONS/COMMUNITY INFRASTRUCTURE LEVY (CIL)

- 8.1 The application is not liable for CIL.

9. EQUALITY AND HUMAN RIGHTS CONSIDERATIONS

- 9.1 Consideration has been given to Articles 1 and 8 of the First Protocol of the European Convention on Human Rights. It is not considered that the decision would result in a violation of any person's rights under the Convention.

Consideration has been given to s149 of the Equality Act 2010 (as amended), which has imposes a public sector equality duty that requires a public authority in the exercise of its functions to have due regard to the need to:

- (a) Eliminate discrimination, harassment, victimisation and any other conduct prohibited by the Act
- (b) Advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it
- (c) Foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

It is considered that the decision would have regard to this duty.

10. CONCLUSIONS

- 10.1 The development has been assessed against the following Development Plan policies – EE1 and SD4 of the Runnymede 2030 Local Plan, the policies of the NPPF, guidance in the PPG, and other material considerations including third party representations. It has been concluded that the development would not result in any harm that would justify refusal in the public interest. The decision has been taken in compliance with the requirement of the NPPF to foster the delivery of sustainable development in a positive and proactive manner.

11. OFFICER RECOMMENDATION

The HoP be authorised to grant planning permission subject to the following planning conditions:

1. List of approved plans

The development hereby permitted shall not be carried out except in complete accordance with the following approved plans:

Location Plan (unnumbered)

819 08 (Existing and Proposed Block Plans)

819 06 (Proposed Plans)

819 07 (Proposed Elevations)

2. Materials

The development hereby permitted shall be constructed entirely of the materials as stated in the submitted valid planning application form.

Reason: To ensure high quality design and to comply with Policy EE1 of the Runnymede 2030 Local Plan and guidance within the NPPF.