

LOCATION:	9 Ashwell Avenue, Camberley, Surrey, GU15 2AR
PROPOSAL:	Garage conversion into habitable accommodation, along with fenestration alterations.
TYPE:	Full Planning Application
APPLICANT:	Mr Sashi Mylvaganam
OFFICER:	Shannon Kimber

This application would normally be determined under the Council's Scheme of Delegation but it is being reported to the Planning Applications Committee because the applicant is a Councillor.

RECOMMENDATION: GRANT, subject to conditions

1.0 SUMMARY

- 1.1 The proposed development is for the conversion of the integral double garage to an enlarged study, with fenestration alterations. The proposal is acceptable in principle, as the application site is located within the settlement boundary.
- 1.2 The change in the appearance of the front elevation as a result of the garage conversion would be acceptable and at least two spaces would be retained on site to provide adequate off-street parking.
- 1.3 Therefore, the application is recommended for approval subject to conditions.

2.0 SITE DESCRIPTION

- 2.1 The application site comprises of a two storey, detached dwelling. The existing dwelling comprises an integral double garage with part of the garage already converted to a study, albeit the garages doors remain.
- 2.2 The site is located to the south of the highway. It is within the Contemporary Paved Estate Housing Character Area. The whole of the site is within an area tree preservation order (reference: TPO/7/69). There are mature trees sited to the side and rear of the application site, as well as in the rear gardens of the neighbouring properties. The surrounding area is predominantly residential.
- 2.3 There are significant alterations to the land levels, with the application site being sited approximately 3 metres lower than 7 Ashwell Avenue, the neighbouring dwelling to the east, and approximately 2 metres higher than the neighbour to the western side, 11 Ashwell Avenue.

3.0 RELEVANT HISTORY

- 3.1 72/0268 Demolition of Newlands and Ridge House and the erection of 31 dwellings with double garages
Approved 25.07.1972
- 3.2 77/0550 Erection of a single storey bedroom, toilet and garage extension, together with internal alterations.
Approved 25.08.1977
- 3.3 80/1003 Erection of a single storey extension to form a new storage/boiler room. Erection of porch at front and new roof to existing garage
Approved 23.10.1980
- 3.4 98/0817 Erection of a single storey rear extension and construction of a pitch roof over existing garage incorporating a front dormer window to enable the roof space to be used as habitable accommodation.
Approved 07.10.1998
- 3.5 23/0810/CES Certificate of lawfulness for the proposed erection of a single storey rear extension and garage conversion into habitable accommodation, plus fenestration alterations.
Not agreed 27.09.2023 due to a restrictive conditions attached to a previous approved development.

Condition 5 of permission 80/1003 (in addition to condition 5 of permission 77/0550 – see above) states that ‘the garage hereby permitted shall be retained for such purposes only and shall not be converted to any other use without the prior consent, in writing, of the Planning Authority.’ The reason given for this condition was to ensure that adequate garage/parking arrangements were retained within the site in accordance with the Planning Authority’s standards.

4.0 THE PROPOSAL

- 4.1 Full planning permission is sought for conversion of the integral garage to form habitable accommodation, along with fenestration alterations.
- 4.2 One of the bays of the double garage has already been converted to a study (under planning permission reference 77/0550). This proposed development would provide an extended study, with an en-suite bathroom. The proposed works would also include replacing the two garage doors with windows and one pedestrian door. The front of the property would retain off-street parking for at least two cars.
- 4.3 This application has been altered from the initial submission, with the erection of a single storey rear extension to provide a sun room being removed from the description of proposed works.

5.0 CONSULTATION RESPONSES

- 5.1 The following external consultees were consulted and their comments are summarised in the table below:

External Consultation	Comments Received
County Highways Authority	No objections raised.

5.2 The following internal consultee was consulted and their comments are summarised in the table below:

Internal Consultation	Comments Received
Arboricultural Officer	<p>No objections are raised regarding the impact on the health of protected trees, subject to a condition which secures the submission of an Arboricultural Impact Assessment (AIA) and a Tree Protection Plan (TPP).</p> <p>These details are no longer required as the single storey rear extension no longer forms part of this development.</p>

6.0 REPRESENTATION

6.1 Ten individual letters of notification were sent out on 5th October 2023. Following amendments to the proposed development, a further letter of notification was sent to all neighbouring dwellings on the 6th November 2023. These expire on the 16th November and any further representations received will be included within the update report.

6.2 To date one letter of representation has been received raising no objection, and one objection has been received. The objection letter solely related to the impacts caused by the rear extension. As the extension has now been removed from the proposed development, these reasons for objection are not summarised in this report.

7.0 PLANNING CONSIDERATION

7.1 The site lies in the urban settlement where development is acceptable in principle. In considering this proposal regard has been had to the National Planning Policy Framework (NPPF), the National Design Guide (NDG), Policies DM9 and DM11 of the Surrey Heath Core Strategy and Development Management Policies Document 2012 (CSDMP) and guidance within the Surrey Heath Residential Design Guide Supplementary Planning Document 2017 (RDG) and the Western Urban Area Character Supplementary Planning Document (WUAC).

7.2 The main issues to be considered with this application are:

- Impact on the character and appearance of the area, and impact on trees
- Residential amenity
- Highway impacts

7.3 Impact on the character and appearance of the area

7.3.1 Policy DM9 of the CSDMP seeks development of high-quality design and also protects trees. This is supported by Para. 130 of the NPPF, Principles 10.1 and 10.2 of the RDG and Guiding Principles CP1(a), CP1(f) and CP2 of the WUAC.

7.3.2 The proposal alterations to the fenestration on the front elevation, due to the use of matching materials, would be sympathetic to the host dwelling. The proposed alteration to the existing, integral garage would be visible from the public realm. It is noted that the host dwelling has been extended previously. However, as the garage conversion would not increase the external size of the dwelling, it would not result in a dominating alteration to the host dwelling nor the street scene.

- 7.3.3 The entirety of the site is covered by a tree preservation order (reference: TPO/6/66). These trees are mature and visible from the public realm. They make a significant, positive contribution to character of the surrounding area. As the proposed garage conversion would not alter the footprint of the existing dwelling and is not located in close proximity to protected trees, there would be no impact on these protected trees.
- 7.3.4 Therefore the proposed development would comply with Policy DM9 of the CSDMP, the RDG and the WUAC.

7.4 Impact on residential amenities

- 7.4.1 Policy DM9 of the CSDMP is relevant. Principle 10.1 of the RDG is also relevant.
- 7.4.2 The alterations to the front fenestration would include additional windows. These would be at ground floor level only. In addition, these windows would be sited in excess of 24 metres from the built form of the dwellings opposite, with the public highway acting as an intervening feature as well. Therefore, the existing pattern of overlooking to the front would not be significantly altered by this development.
- 7.4.3 Given that the proposed garage conversion would not alter the external size of the existing dwelling there would be no changes from the existing situation for neighbours in terms of light or overbearing impacts.
- 7.4.4 The proposal would comply with policy DM9 of the CSDMP and the RDG.

7.5 Highway impacts

- 7.5.1 It is noted that the proposed development would result in the loss of a garage as a parking space. It is also acknowledged that there were restrictive conditions attached to previous permissions in the 1970s and 1980s in order to ensure that sufficient parking was provided on-site and for the development to accord with the standards that applied at that time. The application currently proposed would need to comply with the current standards, as provided by the Surrey County Council's Vehicular, Cycle and Electric Vehicle Parking Guidance for New Development. This document states that a dwelling with three or more bedrooms, in a suburban environment, should provide at least two spaces on-site. There is existing hardstanding to the front of the site to provide sufficient space for the required two parking spaces on-site. As such, the development would be acceptable in terms of its impact on highway safety.
- 7.5.2 In addition to the application site being able to accommodate sufficient parking on-site, the guidance provided in Surrey County Council states that a garage, to be considered a usable parking space, should have a width of 3 metres and a depth of 6 metres. The existing garage has an access width of 2.2 metres, an internal width of 2.7 metres and an internal depth of 4.8 metres. As such, in accordance with the current standards, the existing garage would no longer be considered suitable for the parking of a vehicle.
- 7.5.3 The Country Highway Authority was consulted during the course of this application. The proposal was assessed in terms of the likely net additional traffic generation, access arrangements and parking provision and are satisfied that the application would not have a material impact on the safety and operation of the adjoining public highway
- 7.5.4 The proposed development would therefore have no adverse impact upon the highway and would comply with Policy DM11 of the CSDMP.

8.0 PUBLIC SECTOR EQUALITY DUTY

- 8.1 Under the Equalities Act 2010 the Council must have due regard to the need to eliminate discrimination, harassment or victimisation of persons by reason of age, disability, pregnancy, race, religion, sex and sexual orientation. This planning

application has been processed and assessed with due regard to the Public Sector Equality Duty. The proposal is not considered to conflict with this duty.

9.0 CONCLUSION

- 9.1 The proposed development would result in no adverse impact on the character of the area, host dwelling or residential amenities of the occupiers of the neighbouring dwellings. The dwelling would retain adequate off-street parking and there would be no impact on the highway. The proposed development would comply with the NPPF, Policies DM9 and DM11 of the CSDMP, principle 10.1 of the RDG and the Guiding Principles CP1(a), CP1(f) and CP2 of the WUAC.

10.0 RECOMMENDATION

GRANT subject to the following conditions:

1. The development hereby permitted shall be begun within three years of the date of this permission.

Reason: To prevent an accumulation of unimplemented planning permissions and in accordance with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51(1) of the Planning and Compulsory Purchase Act 2004.

2. The proposed development shall be built in accordance with the following approved plans:

Site Location Plan, Existing and Proposed Block Plans, Drawing reference: 3078-010 Rev B, Received: 06.11.2023

Proposed Floor Plans, Drawing reference: 3078-200 Rev C, Received: 06.11.2023

Proposed Elevations, Drawing reference: 3078-201 Rev C, Received: 06.11.2023

Existing and Proposed Roof Plans, Drawing reference: 3078-203 Rev A, Received: 06.11.2023

Reason: For the avoidance of doubt and in the interest of proper planning and as advised in ID.17a of the Planning Practice Guidance.

3. The building works, hereby approved, shall be constructed in external fascia materials to match those of the existing building.

Reason: In the interests of the visual amenities of the area and to accord with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012.

Informative(s)

1. This Decision Notice is a legal document and therefore should be kept in a safe place as it may be required if or when selling your home. A replacement copy can be obtained, however, there is a charge for this service.
2. The applicant is advised that this permission is only pursuant to the Town and Country Planning Act 1990 and is advised to contact Building Control with regard to the necessary consents applicable under the Building Regulations and the effects of legislation under the Building Act 1984.
3. The decision has been taken in compliance with paragraphs 38-41 of the NPPF to work with the applicant in a positive and proactive manner.
4. The permission hereby granted shall not be construed as authority to carry out any works on the highway. The applicant is advised that a permit and, potentially, a Section 278 agreement must be obtained from the Highway Authority before any

works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. All works on the highway will require a permit and an application will need to be submitted to the County Council's Street Works Team up to 3 months in advance of the intended start date, depending on the scale of the works proposed and the

classification of the road. Please see

<http://www.surreycc.gov.uk/roads-and-transport/road-permits-and-licences/the-traffic-management-permit-scheme>