

Briefing for the Citizen Participation and Public Petitions Committee on PE1985: Evaluate Garages to Homes Developments, submitted by Darren Loftus

Background

Anyone wishing to convert a garage into a home in Scotland first needs to obtain planning permission and a building warrant from the relevant local authority. This ensures that the proposed development is consistent with local and national planning policies and meets the requirements of Scottish building regulations, as they apply to domestic buildings.

Every application for planning permission is subject to a minimum 21-day period of public consultation. The owners, lessees or occupiers of property immediately neighbouring the proposed development site are directly notified of the proposals by the planning authority. The relevant community council, where one exists, is also notified. Anyone can submit comments to the planning authority on a proposed development during this period.

With regards the Scottish Borders Housing Association's (SBHA) proposals for garage to home conversions mentioned in the petition, [the SBHA held two pre-planning application consultation events](#) and hosted an online survey. The SBHA website states:

“Over 100 people attended across the two consultation events, with others taking part in our online survey, and we have received a lot of constructive feedback. We'll now take some time to consider this and adjust out proposals accordingly.”

These events are additional to the statutory 21-day consultation period described above, which will occur in this case once applications for planning permission have been submitted to Scottish Borders Council.

Scottish Government Action

The Scottish Government has not previously considered establishing an inquiry into garage to home conversions.

Scottish Parliament Action

The Scottish Parliament has not previously considered the establishment of an inquiry into garage to home conversions.

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14 November 2022

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