

91 South Oswald Road

I write on behalf of the Grange Association which is the amenity association for the Grange Conservation Area and has 370 members.

We wish to object to this application because of the large area of car-parking and hard standing which is proposed with relatively little garden space. We would request restoration of the proportion of garden ground one would expect around a villa. In the plans the combination of the building and its parking area would far exceed 40% of the site as recommended in the Householders' Guidance. We consider the provision of 20 car parking spaces for ten flats to be excessive. It means that the majority of the front garden would remain allocated to parking. Already nearly half the back garden has been sold to the adjoining flats so that we request that what remains of the hard surfaced tennis court and play area at the back be converted back into garden to make the area of garden more appropriate for ten flats.

We note that it has already been agreed that some large trees will be removed but welcome the proposal to plant new trees. We would refer to the new draft Grange CACA and request that some of the replacement trees are of a species that will grow into large trees in order to maintain the character of the area.