

13 Lauder Road EH9 2EN

Planning Application 18/04707/FUL

OBJECTION from Grange Association

14 September 2018

Updated 26 November 2018

The Grange Association reviewed application 18/04707/FUL and lodged an objection on 14 September 2018. Subsequent revisions have been made to the proposals, and we are grateful for the opportunity to update our comments. We have taken into account the setting within the Grange Conservation Area of 13 Lauder Road and the neighbouring properties, and the current work to implement earlier approved proposals 17/06051/FUL and 18/04583/TCO.

The history of these applications and the Grange Association's responses to them are included in the forum thread at: <http://gaedin.co.uk/wp/forum-test?mingleforumaction=viewtopic&t=331>

Grange Conservation Area

13 Lauder Road remains one of the few substantial villas on Lauder Road that reflect the character described in the Grange Conservation Area Character Appraisal (GCACA). For example, *"The separation of dwellings creates a characteristic rhythm and solid-void repetition between precisely-sited structures of similar scale and massing. The spacious gardens provide an important setting for the buildings and mature trees within"* (page 15). The streetview from 2009 (below) shows just such separation at No. 13 with the green space of the garden and mature trees punctuating the adjacent villas.



13 Lauder Road: April 2009 streetview

Likewise, the June 2018 streetview (below) shows that the form of the current gateways is consistent with the GCACA (page 23): *"Variations in boundary type, design and material, the visual*

permeability of railings, gates and planting, and regular punctuation with pedestrian gates reduces the 'barrier' effect by allowing glimpse views" .



13 Lauder Road: June 2018 streetview

Loss of lime tree

We were greatly saddened by the loss of the mature lime tree at the front boundary, acknowledged under 18/04583/TCO. We had contested the applicants' assertion that the front wall was in any serious or immediate danger from the tree and had asked that you apply a Tree Preservation Order given the tree's significant contribution to the pleasing streetscape of Lauder Road. Our objection was overlooked and the TCO application was granted with a "Not make a TPO" decision on Friday 24 August 2018. The lime tree was removed the following week.

It is now evident that the motive for removal of the tree was to facilitate this current proposal for a new double garage and driveway. This application 18/04707/FUL was submitted on Monday 27 August complete with architects' drawings.

We understand that the current application must be assessed on its merits alone and the history of the approval of 18/04583/TCO is not relevant to the assessment. That history does, however, colour our perception of the manner in which the Council's planning department, and other stakeholders, are being treated by the applicants in terms of openness about their wider plans and intentions.

Objections

- a) Scale and loss of separation

We object to the scale of the proposed new garage, notwithstanding the recent revisions to the proposals, which have not altered the 9.6m width or the footprint of the proposed garage. The proposals approved under 17/06051/FUL are already consuming a significant area of the site. With these new proposals, only about 670m² of soft landscaping would remain of a total site area of

1350m² (i.e. 50%). The non-statutory Householder Guidance (March 2018) states in relation to villas (page 10): "Maximum site coverage of all buildings, garages, parking and access driveways should not exceed 40% of the site area". The current proposals breach this requirement. The proposals, even as amended, would destroy the characteristic rhythm and spacing of the properties and damage the setting within the garden. The proposals are therefore incompatible with Policy Env. 6 of the Edinburgh Local Development Plan:

"Development within a conservation area or affecting its setting will be permitted which:

a) preserves or enhances the special character or appearance of the conservation area and is consistent with the relevant conservation area character appraisal".

b) Form of gates

We object to the proposed design of the new gates. It is not clear from the elevations submitted how solid the new gates will be. However they appear to be wholly opaque and so would not facilitate the 'glimpse views' of gardens noted in the Grange Conservation Area Character Assessment (GCACA page 23). The existing pedestrian entrance is an imposing stone arch with a wrought iron gate, wholly consistent with the GCACA and offering a good example of the character described therein. We request that the applicant be asked to leave the pedestrian gate unchanged.

Likewise, we object to the proposed new gates to the driveway. The new gates could be used to provide the 'glimpse views' identified in the GCACA but the current proposals appear to incorporate opaque gates. This would create the 'barrier effect' identified as a risk in the GCACA. The existing gates appear appropriate (see June 2018 streetview) and we would request that similar gates be used for any relocated driveway.

Previous examples

We note that there are examples in Lauder Road where the 'barrier effects' (GCACA page 23) have been created in recent years and we are anxious that there should be no more to damage the character of the area. Attachment 1 shows the development at 5 Lauder Road where the opportunity to restore and enhance the separation of the villas and the setting within a spacious garden was lost. The view at May 2011 shows how the rhythm of the street could have been restored with visible spaces between villas, but instead the barren streetscape shown at June 2014 was created with a total barrier to views and no greenery to soften the sterile frontage. We urge you please not to repeat this with No. 13.

Roadway access and parking

We note that the application includes a new dropped kerb for the new driveway. We request that any granting of permission be accompanied by a requirement to remove the dropped kerb at the existing vehicle entrance. We also note that the roadway outside the property has parking bays in the S1 controlled parking zone. These will need to be realigned and respecified in a TRO to accommodate the revised driveway access.

Grange Association
26 November 2018

Attachment 1



5 Lauder Road
EH9 2EW

June 2008



May 2011



June 2014