

**6 Cumin Place EH9 2JX**

**Planning Application 18/10310/FUL**

**OBJECTION from Grange Association**

**24 January 2019**

The Grange Association has reviewed application 18/10310/FUL and lodges this objection, taking into account the setting within the Grange Conservation Area of 6 Cumin Place and the neighbouring properties. The proposal is to convert part of the front garden into a driveway and hard standing for vehicles.

### **Background**

Cumin Place is characterised by substantial detached and semi-detached villas, most of which retain well-kept green front gardens that add significantly to the amenity of the Grange Conservation Area. The [streetview](#) from 2014 shows the pleasing streetscape to which No 6 contributes.



*6 Cumin Place - Streetview June 2014*

This streetscape is wholly consistent with the Grange Conservation Area Character Appraisal. For example: *“Generous private gardens and mature trees create green character”* (page 17).

Cumin Place is within Controlled Parking Zone S1 and has residents’ parking bays and shared use bays. These are very thinly used and there is rarely any shortage of parking spaces on the street (see typical [streetview](#) below).



*Cumin Place parking – June 2014*

### **Objections**

We object to the unnecessary loss of soft landscaping and the loss of visual amenity that the front garden contributes to the Conservation Area. The proposal is not justified by any difficulties parking close to the property.

The **Local Development Plan** includes policies:

**DES 12:** *Planning permission will be granted for alterations and extensions to existing buildings which.....*

*c) will not be detrimental to neighbourhood amenity and character.*

**ENV 6:** *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.*

The proposal

- ) is detrimental to neighbourhood amenity and character; and
- ) would not preserve or enhance the special character or appearance of the conservation area as it is not consistent with the Grange Conservation Area Character Appraisal
  - o *“Generous private gardens and mature trees create green character”* (page 17)
  - o *“The green character of front and side gardens should remain dominant where additional on-site parking is proposed.”* (page 32)

We therefore request that the application be refused.

Grange Association  
24 January 2019