

2 Grange Crescent EH9 2EH

Planning Application 18/03981/FUL

OBJECTION from Grange Association

20 August 2018

The Grange Association has reviewed application 18/03981/FUL, taking into account the setting within the Grange Conservation Area of 2 Grange Crescent and its neighbours.

The proposals include replacement of the front door, which we would welcome. However:

-) The proposals include large single-pane sidelights to the door, which are non-traditional in appearance, to which we object.
-) The proposals include removal of part of the front boundary hedge and replacement with a 2m high solid wooden fence, to which we object.
-) The proposals include removal of the wrought iron gates to the driveway and the main pedestrian entrance, and their replacement with 2m high solid wooden gates, to which we object.
-) The proposals include the erection of new 2m high solid wooden fences within the garden, but visible from the street, for which we consider the height excessive. The drawing is not clear about whether the existing hedge on the boundary with 112 Grange Loan would be retained although we understand that the applicant has expressed no intention to remove the hedge here.

Our objections have arisen in consideration of the following:

-) The property immediately opposite, 1 Grange Crescent, has an entrance arrangement with six-pane sidelights to the door. We request that the applicant be asked to mirror this arrangement in the proposed new doorway installation (even if only with false astragals applied to the single panes).
-) The frontages of all neighbouring properties are characterised by hedges. While there is some trellis and lattice fencing in the street, none is solid. The removal of the front hedge at No. 2 and replacement with a solid fence would disrupt the character and consistency of the streetscape. Moreover, the proposals would create a very unbalanced appearance with a high fence to one side of the entrance pathway and a hedge to the other side.
-) The proposal for solid 2m high gates on the driveway and the main pedestrian entrance, to replace the existing open wrought iron gates, would be contrary to the Grange Conservation Area Character Assessment (GCACA) which notes (page 13) that layouts “create inward-looking, short-range and glimpse views” of gardens.
-) Likewise, the proposals for new 2m-high longitudinal fences would create fortress-like barriers within the property that would disrupt the glimpse views of gardens characteristic of the Grange. We suggest that any such new internal fences should be no higher than 1m. If the applicant requires greater privacy, a new hedge or other planting should be proposed. The fence proposed at the boundary with 112 Grange Loan should be erected inboard of the existing hedge and the hedge should remain in place and we therefore request that any grant of permission should specify this. We would object to removal of the hedge or erection of the fence outboard of the hedge.

-) The proposals would contravene the Edinburgh Local Development Plan Policy Env 6(a) in that they would not “preserve or enhance the special character or appearance of the conservation area” and Policy Env 6(b) in that they would not “preserve....hedges....which contribute positively to the character of the area.”

We request that:

-) the application for the removal of the front hedge and the wrought iron gates and their replacement with a solid fence and solid gates be refused;
-) that any new internal fences be no higher than 1m;
-) the hedge at the boundary with 112 Grange Loan should be retained with any new fence inboard of that hedge;
-) the applicant be asked to mirror the six-pane sidelights of the property opposite in the proposed new doorway installation.

Grange Association
20 August 2018