

13 Lauder Road EH9 2EN

Planning Application 19/02683/FUL

OBJECTION from Grange Association

17 June 2019

The Grange Association has reviewed application 19/02683/FUL and lodges this objection, requesting that the application be refused and enforced.

Background

Planning application 18/04707/FUL was granted on 11 January 2019. This followed a number of amendments to the original application. The Grange Association had objected to that original application on a number of grounds, including the proposed width of the driveway entrance. We cited the Council's non-statutory Householder Guidance which states (page 19) in relation to access and parking:

"The access should not be wider than 3 metres."

We asked that you apply this guidance in this case. We were therefore pleased to see the amendment to 18/04707/FUL to show the width of the driveway gates to be 3.0m and thus compliant with the guidance. You noted, in the Handling Report for 18/04707/FUL (page 5), that:

"The amendment to the proposed width of the new vehicular opening conforms to non-statutory guidance."

We therefore contest the implication in the current application 19/02683/FUL that there was some kind of misunderstanding and that the newly requested opening of 3.4m has somehow been "agreed". The non-statutory guidance and the drawings accompanying 18/04707/FUL are very clear and we request that the Council stand by the guidance and its earlier determination.

The current application does not make clear that it is in retrospect. The driveway pillars have already been relocated and the former vehicular entrance has been infilled. We do note that the quality of the workmanship by the applicants' builders is high and the infilling is of a high standard. Nonetheless, the pillars have been reinstated in their new location with an opening of 3.4m, contrary to the approved drawings.

We request that the application be refused and enforced, requiring the opening to be reset to 3.0m, compliant with the non-statutory guidance and with planning permission 18/04707/FUL.

Grange Association

17 June 2018