

48A Lauder Road EH9 1UE

Planning Application 19/03448/FUL

OBJECTION from Grange Association

19 August 2019

The Grange Association has reviewed application 19/03448/FUL and lodges this objection, taking into account the setting within the Grange Conservation Area of 48A Lauder Road and its C-listed status. The proposal follows the rejection on 21 March 2019 of the original application for a vehicle run-in as part of 19/00459/FUL and the further rejection of application 19/02010/FUL on 7 June 2019. This third application is again to replace the soft landscaping in front of the main door to the property with hard-standing, now proposed as 6.5m x 3m.

Objection

We object to the proposed loss of the visual amenity, which the front garden currently contributes to the Conservation Area. Lauder Road 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. This streetscape is wholly consistent with the Grange Conservation Area Character Appraisal (CACA). For example: *“Generous private gardens and mature trees create green character”* (page 17). The CACA refers to the pressure from proposals for development within villa grounds (page 32): *“This type of development may also risk the creation of uncharacteristic expanses of hard-landscaping and parking, and the loss of green landscaping and trees.”.... “The green character of front and side gardens should remain dominant where additional on-site parking is proposed.”*

We oppose in principle the conversion of front gardens into parking spaces within the Conservation Area and especially so when the frontage of a listed villa would be disfigured as a result. We contest the requirement for this hard-standing given the ready availability of on-street parking in this section of Lauder Road. We do not consider that a requirement for electric vehicle charging outweighs these considerations and alternative charging arrangements can be put in place for charging a vehicle parked on the street.

LDP policies

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.*
- b) preserves trees, hedges, boundary walls, railings, paving and other features which contribute positively to the character of the area*

This proposal is contrary to both Des 12 and Env 6. It would be detrimental to neighbourhood character and does not preserve or enhance the special character of the conservation area, as evidenced by the risks cited on page 32 of the CACA. Moreover, the application is contrary to the Householder Guidance (March 2018) (page 19) which states:

“Parking in front gardens will not normally be allowed.....in conservation areas or listed buildings, where loss of original walls or railings and the creation of a hard surface would have an adverse effect on the character and setting of the area, or a listed building”

Materials

The earlier application 19/00459/FUL was for a tarmac surface. The current proposal is silent on the proposed materials for the paving of the hard-standing. The non-statutory Householder Guidance states (page 19): *“Materials must be of high quality and appropriate for the house and the area. The paving must be porous or combined with a soakaway with the site”*. If the application were to be approved, it should be a requirement that this guidance is applied.

We request that this application be refused.

Grange Association
19 August 2019