

31 St Alban's Road EH9 2LT

Planning Application 19/02970/FUL

OBJECTION from Grange Association

3 September 2019

Planning application 19/02970/FUL includes the installation of artificial grass in the front garden, to cover an area of 33m². The Grange Association objects on principle to the replacement of soft landscaping with artificial grass because this degrades biodiversity, reducing the abundance of plant, worm and insect life and its availability to birds. Coupled with the ongoing work to create hard standing for a driveway in this front garden, the installation of artificial grass would largely destroy the garden, leaving just a few shrub beds.

We acknowledge that the property lies outwith the Grange Conservation Area but we consider that the installation of artificial grass in this front garden would nonetheless affect the setting of the Conservation Area. The houses opposite the site of this application are within the Grange Conservation Area and their setting would be degraded by the installation of artificial grass in the same street. We note that LDP Policy Env 6 states (our emphasis):

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 and
- c) demonstrates high standards of design and utilises materials appropriate to the historic environment.

We consider that this planning application would affect the setting of the Grange Conservation Area, specifically the houses opposite in St Alban's Road which do lie within the Conservation Area, and that the installation of artificial grass is inconsistent with Policy Env. 6.

We request that the applicants be asked to remove the artificial grass from this proposal and to leave the natural grass.

Grange Association

3 September 2019