

19 St Catherine's Place EH9 1NU

Planning Application 19/04630/FUL

COMMENT from Grange Association – Request for alteration to materials

4 November 2019

The Grange Association has reviewed application 19/04630/FUL and lodges these comments, requesting that the applicants be asked to reconsider the materials proposed to the front elevation, and the height of the fencing to the south.

#### Policies and non-statutory guidance

The Edinburgh Local Development Plan includes policies in relation to conservation areas:

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**;*

.....

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

And more generally in relation to all development:

Des 12:

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

*a) in their design and form, **choice of materials** and positioning are compatible with the character of the existing building;*

.....

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

The Householder Guidance (2019) states (page 16):

*“The materials to be used on an extension should normally match exactly those of the existing building.”*

This proposal is not for a new extension. Rather it is to convert the garage into living space for use as a studio. We note that the applicants are not seeking very much additional hard standing for vehicles in the frontage to replace the garage space and so we have no objection in principle to this proposal.

### **Materials proposed for the principal elevation**

The application includes the erection of a new timber façade to the principal elevation, to be fixed to the new insulation panels. We welcome the obscuring of the existing garage material, but we are disappointed that the opportunity has not been taken to use a more appropriate material for this frontage in the conservation area, such as natural stone. We request that the applicants be asked to consider the use of a stone façade for this elevation.

### **Height of fencing**

Moreover, the proposal includes the extension of the timber façade at the full height of the existing garage to the boundary of the property, replacing the current modest timber fence. This would give the appearance of fortification. We request the applicants reduce the height of the timber fencing to be no higher than the stone walls that border the property.

Grange Association

4 November 2019