

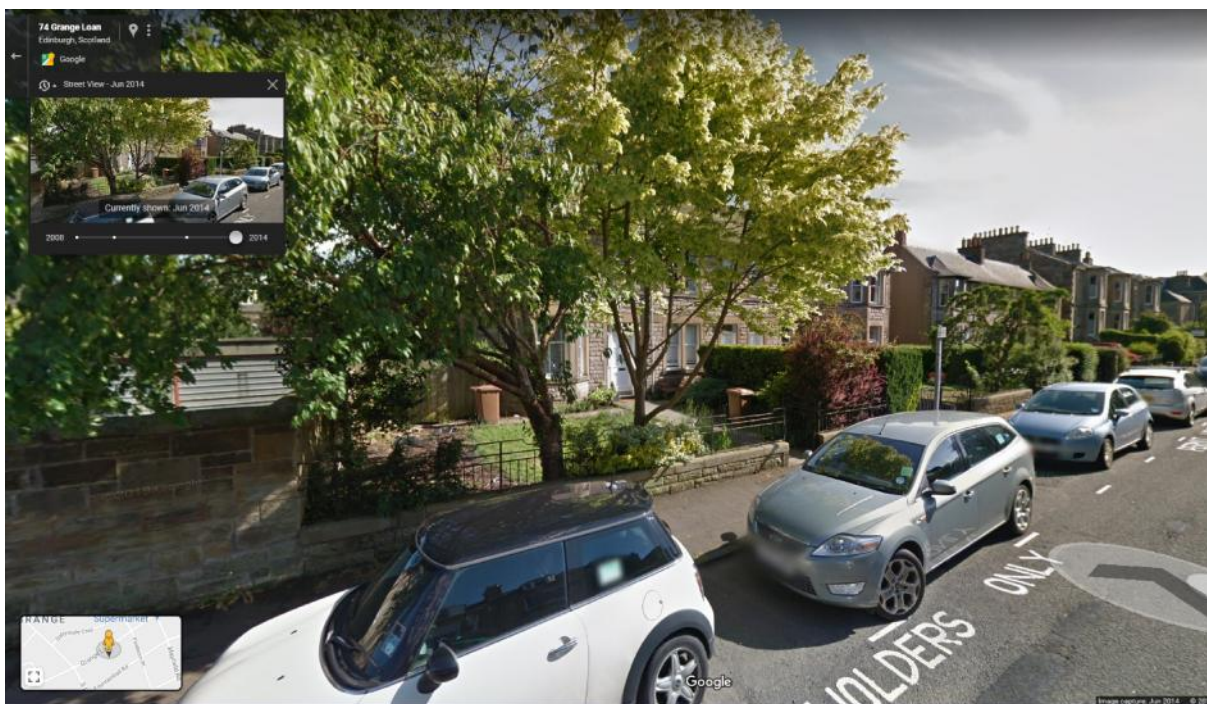
37 Grange Loan EH9 2ER

Planning Application 19/04931/FUL

OBJECTION from Grange Association

14 November 2019

The Grange Association has reviewed application 19/04931/FUL and lodges this objection, taking into account the setting within the Grange Conservation Area of 37 Grange Loan and the adjacent properties. The proposal is principally for the conversion of a basement and garage at the rear into living space. It includes the creation of new hard-standing in the front garden, with the loss of soft landscaping and the loss of an attractive tree which contributes much to the streetscape of the southern side of Grange Loan. The tree is shown in the streetview below.



37 Grange Loan: Streetview June 2014

Siting of parking and charging points

We contest the requirement for additional off-street parking in this application. The property benefits from vehicular access to the rear (to the existing garage) and the tarmac hard-standing at the rear will remain as part of the proposals. Notwithstanding the new requirement for electric vehicle charging, we maintain that vehicles can be parked and charged at the rear of the property, without the need to pave over the front garden with the associated loss of biodiversity and visual amenity.

The Householder Guidance (Feb 2019, page 19) states, in relation to access and parking:

“Only one access will be permitted per property.”

The proposal is seeking a second access at the front, in addition to the vehicular access to the rear.

Objection

We object to the proposed loss of the mature tree and the soft landscaping, and the consequent loss of the visual amenity that the front garden currently contributes to the Conservation Area. Grange Loan is characterised by family homes, 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 gardens (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.”*

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. By removing a significant tree, the proposal would damage the appearance of this characterful street.

Moreover, the application is contrary to the Householder Guidance (Feb 2019, 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”

The application includes drawing ‘05_Proposed_Site_Plan’ which shows in red “shrubs to be removed”. The mature tree shown in the streetview above is not a shrub and its removal should be refused.

We request that this application be granted a Mixed Decision, with the conversion to the rear approved in such a manner as you may see fit, but with the second vehicular access and hard-standing to the front refused.

Grange Association
14 November 2019