

4 Seton Place EH9 2JT

Planning Application 19/04610/FUL

OBJECTION from Grange Association

4 November 2019

The Grange Association has reviewed application 19/04610/FUL and lodges this objection, requesting that the application be refused.

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;*

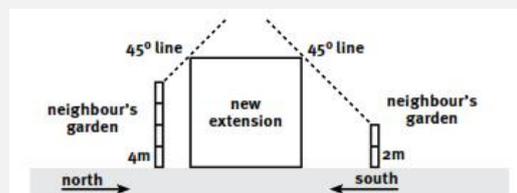
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*c) will not be detrimental to **neighbourhood** amenity and **character**.*

The Householder Guidance (Feb 2019) states:

“The materials to be used on an extension should normally match exactly those of the existing building. Where the existing building is constructed of stone, natural stone of the same type and colour should be used for the extension.” (page 16)

Where development is located to the south or south west of a garden, if it rises above a 45° line to the horizontal which is set 2m from the ground level, the sunlight to the garden may be adversely affected. (page 13)



The Grange Conservation Area Character Appraisal states (page 21):

A significant level of uniformity is achieved from the use of local building materials, despite the considerable range of building styles. The predominant materials are local grey sandstone in ashlar or coursed rubble for buildings and garden walls, with hand carved decoration; natural slate, often Scots slate, for roofs; and timber framed sash and case windows with plate glass.

Materials and design proposed for the extension

The application proposes the extension to be finished in a smooth white render and to have powder coated aluminium doors. This would be fully visible from Grange Road and would jar with the predominant materials in the Conservation Area, of stone villas with timber windows and doors.



Streetview from Grange Road (June 2015)

The application is therefore incompatible with policies Env 6 and Des 12.

Sunlight

The proposed development is directly to the south of the neighbouring property at 2 Seton Place and would deprive that property's garden of sunlight. The proposal is to build the extension just 300mm from the boundary wall. The 45° 'simple check' on page 13 of the Householder Guidance would therefore be breached.

Removal of ash tree

The proposal includes the removal of an ash tree despite the construction of the proposed extension not requiring its removal. We contest the comment on the document '04_Ground Floor Plan' that the tree is damaged. We request that this element of the application be deleted as it is irrelevant to the application for the extension. If they still wish to remove the tree, the owners should submit a separate TCO application for assessment by the Council's Arboricultural officers in the usual manner.

**Grange Association
4 November 2019**