

39 Dick Place EH9 2JA

Planning Application 19/05690/FUL

OBJECTION from Grange Association

20 December 2019

The Grange Association has reviewed application 19/05690/FUL and lodges this objection, taking into account the setting within the Grange Conservation Area of 39 Dick Place and the adjacent properties. The proposal is to raise the roof, form a new extension with new dormer to the rear, replace the windows, widen the existing vehicle entrance and erect a fully enclosed garage there, and also create a second vehicle entrance with new hard standing in the front garden, with the loss of soft landscaping and the loss of the landmark pedestrian gate with its characterful stone lintel, typical of the Grange. The original pedestrian gate is visible in the streetview below.



39 Dick Place: Streetview May 2016

We offer no comment or objection to the proposals concerning the roof, the extension or the new dormer. Our principal concern is about the street elevation, the introduction of a second vehicle entrance to a relatively small frontage, and the loss of the landmark pedestrian gate.

Grange Conservation Area Character Appraisal

Dick Place 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.”*

The CACA goes on to refer to the typical stone walls in the Grange (page 23) noting:
“The robustness, continuity and quality of detailing of these boundary treatments, such as gatepiers, ironwork and dressed copings, provide the public face of the more secluded, private architecture behind”.

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 the landmark pedestrian gate with its stone lintel, 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”;

and (also page 19): “Only one access will be permitted per property.”

The property is within zone 2 of the parking standards within the Edinburgh Design Guidance. The Guidance recommends the maximum provision of parking within residential properties is one parking space per unit.

Street elevation

We acknowledge that the street elevation has previously been altered through the addition of the car port, which detracts from the appearance of the frontage. There are other examples in Dick Place where car ports or garages were built in earlier decades disfiguring the streetscape with alien structures, before the protection of the Conservation Area had become a priority for residents. We were pleased to see the car port at the neighbouring property, No 37, demolished recently. We would urge the applicants to reconsider their proposals, and to seek to preserve the best of the original street elevation, principally the stone pedestrian gate with lintel, and to improve the appearance by the removal of the garage door that is currently part of the street frontage.

Current proposal

The proposal is to widen the existing car port entrance, replacing the door with another modern grey up and over door right on the boundary line, dominating the frontage. The proposal would also add a fully-enclosed garage, which would blot the frontage much more than the existing open-sided car port. Moreover, the applicants seek to create a second vehicle entrance, destroying the pedestrian entrance with its stone lintel.

The current and proposed frontages are shown in the pictures below.



39 Dick Place: Streetview Oct 2012



39 Dick Place: Proposed street elevation

There are elements of the proposals which we applaud:

-) The proposed railings and open metalwork gates, in keeping with the character of the Grange and matching adjacent properties; and
-) The endeavour to retain mature trees.

Alternative solutions

We have read the Planning Statement from the applicants and note (page 5):

“An alternative solution was investigated to provide parking for a second car on a widened driveway accessed from the existing (widened) vehicle access[. However,] this would potentially necessitate felling mature magnolia, acer and bay trees. [] The formation of the proposed new driveway would only require replanting or replacements of common shrubs and a multi-stemmed wild cherry and would not damage the mature nature of the front garden.

There is ample parking available on-street outside the property for visitors and tradespeople and we challenge the necessity for providing off-street parking space in front of the house for more than one vehicle, with the associated loss of soft landscaping.

We would encourage the applicants to consider the creation of a new single entrance to the west (left) of the frontage, with a new area of open hard-standing in the place of the current car port, deleting the proposed garage, and instead using the design of the gateway proposed for the east (right) in the current application, with an open metal sliding gate that allows glimpse views into the property. We strongly urge the retention of the east pedestrian gate with its stone lintel.

We request that this application, if unamended, be granted a Mixed Decision, with the works to the house approved in such a manner as you may see fit, but with the second vehicular access and new hard-standing to the front refused, together with refusal for the proposed enclosed garage.

Grange Association
20 December 2019