

Planning Applications 20/04312/FUL and 20/03413/LBC - 57 Grange Road EH9 1TY

OBJECTION from Grange Association

10 November 2020

The Grange Association has reviewed applications 20/04312/FUL and 20/04313/LBC and submits this objection concerning both applications.

We applaud the intention and principle of the proposals, to restore this fine villa into an undivided family home, and to invest to maintain and upgrade its features. Therefore, we do not seek to frustrate the intent of the applicant but rather we seek amendments to these proposals to respect the features of the Grange Conservation Area and the historic status of this listed building.

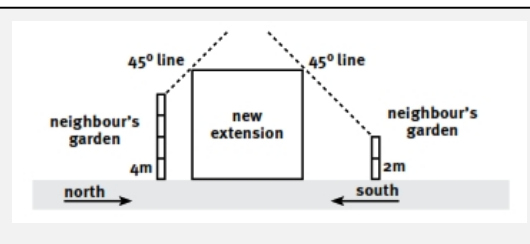
Our objections, and therefore our requests for amendments, relate to:

1. Overshadowing of neighbouring property
2. Inappropriate materials for a listed building

1. Overshadowing of a neighbouring property

The 'Guidance for Householders' (page 13) states:

Where development is located to the south or 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.



The proposed extension would abut the neighbour to the north and would be at least 3m high at the boundary, thereby failing to meet the guidance for sunlight.

We request that the applicant be invited to alter the plan for the extension to leave a gap for soft landscaping to the north, providing a buffer to the neighbouring property.

2. Inappropriate materials for a listed building

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 'Guidance for Householders' (Feb 2019) states (page 16):

"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."

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.

The proposal is for an extension with zinc standing seam cladding with gunmetal aluminium clad windows. Zinc cladding has been used on other recent extensions in the Grange but it is not a traditional material. The Design and Access statement (8.1; page 19) seeks to mitigate the effect of this alien material on the streetscape by noting that it will be hidden by mature vegetation. One cannot rely on vegetation being in place indefinitely and the materials used to extend a listed building should be selected to be appropriate in the context of the original building and not be reliant on being forever screened from public view.

We request that the applicant be invited to reconsider the external finish of the extension and to adopt materials or cladding more appropriate to the main villa.

**Grange Association
10 November 2020**