

24 Mansionhouse Road EH9 2JD

Planning Applications 21/01731/FUL and 21/01732/LBC

OBJECTION from Grange Association

4 May 2021

This application proposes a single-storey extension to the rear of the property. The extension is a moderated proposal compared with earlier applications [20/02685/FUL](#) and [20/04660/FUL](#) which were withdrawn in September 2020 and January 2021 respectively. We have no objection to the newly proposed rear extension.

However, the proposal now incorporates a “glazed link” to the front of this [B-listed](#) villa, to join it to the garage and create a substantial new room at the front of the property. It will be a second extension, some 2/3 the size of the rear extension, and will make a material change to the principal elevation of the house. We object to this side extension at the front.



24 Mansionhouse Road EH9 2JD – Principal elevation (Google streetview - Jun 2014)

The Grange Conservation Area Character Appraisal (CACA) makes a number of references to the characteristic gaps between villas in the area. Mansionhouse Road is one of the most relevant to this observation, with classical villas spaced along the street in their own grounds.

“Gaps between buildings create space and glimpses of gardens” (p. 13)

“The gaps between buildings are important in maintaining the dominant green character, a sense of generous space, and glimpse views of rear and side gardens” (p.15)

*“Townscape gaps, glimpse views of gardens and the characteristic separation of buildings should be carefully considered in proposals for side extension.....to avoid amalgamation of plots or the **creation of a terraced effect** where this is not the distinctive character. (p.32)*

Grange Conservation Area Character Appraisal

The [Listing Particulars](#) for 24 Mansionhouse Road note:

“This house shares its distinctive "banding" with its neighbour, 26 Mansionhouse Road”

Nos 24 and 26 should therefore be considered as a unified group in assessing the effect on the character of the listed buildings of these proposals.

The “glazed link” will create a new 21m² room. It is therefore itself an extension and the application should be assessed as such.



Proposed glazed link to front elevation

The existing garage is an unsympathetic 20th century addition which abuts the southern site boundary and so is very close to the neighbouring villa at No. 26. The proposed glazed extension would join the properties creating a terraced effect which would break the relationship between the properties and which is uncharacteristic of the area.

The documents uploaded to the planning portal do not include a plan view of the proposals. The applicant’s agent, however, has provided us with a corrected copy of the plan, for which we are grateful, showing the proposed glazed link in line with the villa’s principal elevation. (The bay window and the non-original garage do not define the principal elevation.)

New development should always be set back from the original building line of the main house to avoid interfering with oblique views of the listed building and disrupting formal approaches. Development to the front of a listed building which breaks its relationship to the street is not acceptable. This is particularly destructive of character, not only to the building, but to the area, especially where the building is part of a unified group.

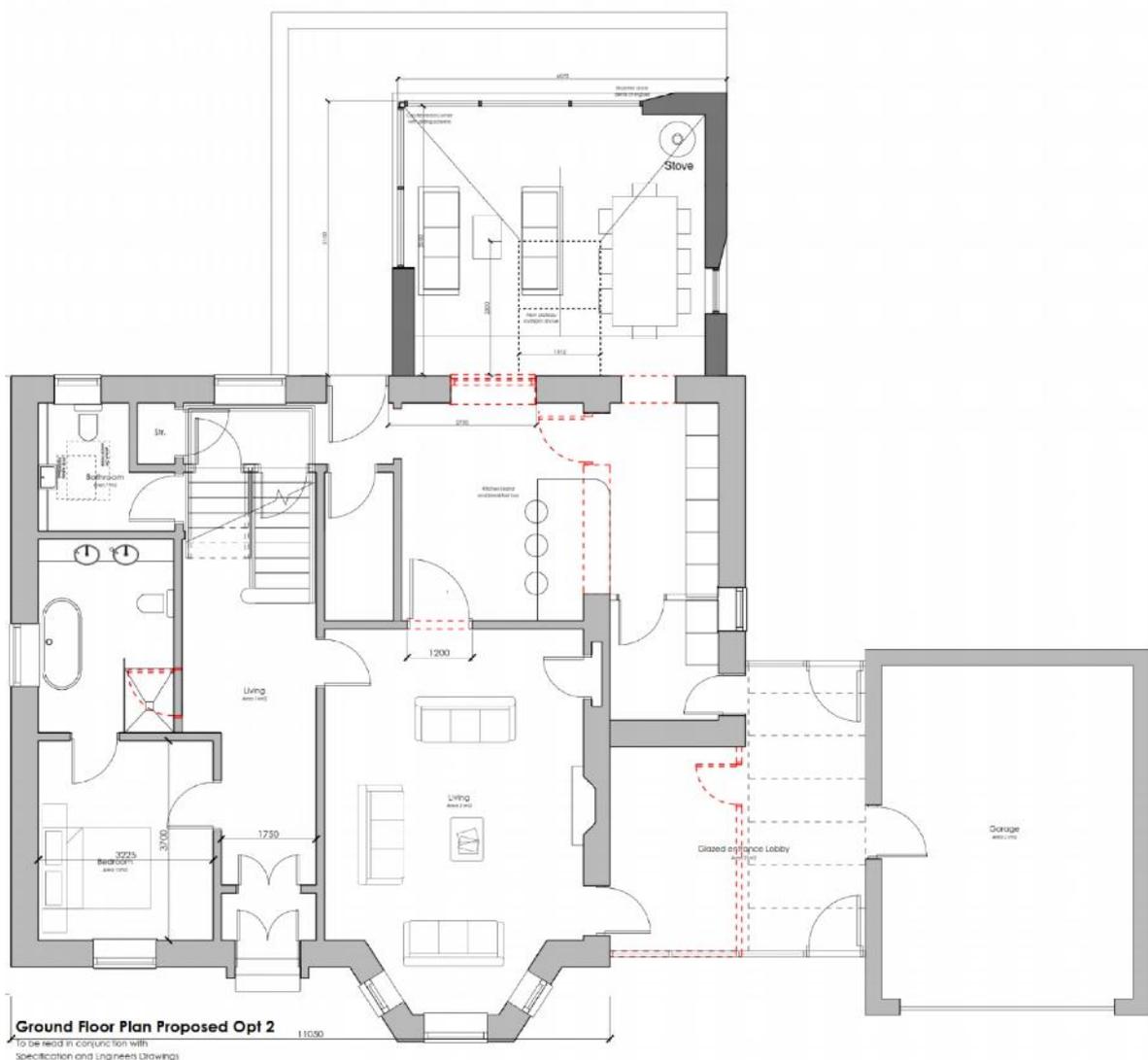
Listed Buildings and Conservation Areas (Feb-2019) (page 22)

Side extensions

In achieving an extension that will fit in with the original building and respect its neighbours, the extension should be set behind the front line of the existing dwelling to give a clear definition between the new design and the existing building.

Where a side extension could visually connect separate houses so that they appear like a continuous terrace, planning permission will only be permitted if that is characteristic of the area.

Householder Guidance (page 11)



21/01731/FUL: Corrected ground floor plan (Opt 2): (Courtesy of applicant's agent)

Our objection relates to both the form and the materials of the proposed side extension. The form is inappropriate because it is not behind the principal elevation and would *'[interfere] with oblique views of the listed building and [disrupt] formal approaches'*. It would create a terraced effect, uncharacteristic of the area. The materials are inappropriate for a listed Victorian villa, with full width glazing to ground level. The expanse of glazing would be an alien intrusion into the street with its characterful listed villas. The materials for the roof are not specified. The corrected plan view shows seven panels to the roof but the construction and materials remain unclear.

We request that the application for the side extension ("glazed link") be refused.

Grange Association
4 May 2021