

**13 Kilgraston Road EH9 2DX**  
**Planning Application 21/01941/FUL**  
**OBJECTION from Grange Association**  
**13 May 2021**

This application proposes to replace the single-storey extension to the rear of the property with a modern two-storey extension. The extension is visible from Grange Loan and the proposed replacement would become a dominant feature of the streetscape on this prominent corner.



*13 Kilgraston Road EH9 2DX – Viewed from Grange Loan (Google streetview Jul 2019)*



*Proposed south elevation (Grange Loan)*

We object to this proposal on the grounds of:

- a. Overly dominant design and form, not subservient to the existing building;
- b. Extension not set back from a principal elevation;
- c. Loss of sunlight to properties to the north;
- d. Materials not appropriate to the historic environment.

*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;*
- b) will not result in an unreasonable loss of privacy or natural light to neighbouring properties;*
- c) will not be detrimental to neighbourhood amenity and character*

*Local Development Plan Policy DES12*

*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.*

*Local Development Plan Policy ENV6*

**a. Overly dominant design and form, not subservient to the existing building**

The proposed design and form for this extension are incompatible with the character of the existing building and so contravene DES12. The new extension would have a footprint over 80% of that of the existing main house and would not appear subservient. It would not preserve or enhance the special character or appearance of the conservation area nor use materials appropriate to the historic environment and so contravenes ENV6.

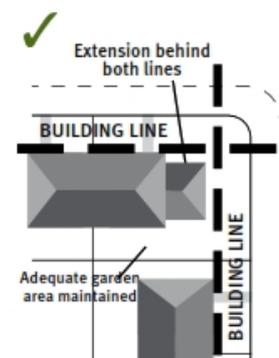
**b. Extension not set back from a principal elevation**

The Householder Guidance (Feb. 2019) includes these principles relating to extensions on corner properties:

*Corner plots can present a particular problem where the majority of the house's garden space is in front of the building lines.*

*Where they contribute to the character of the area, their openness will be protected by resisting any significant intrusion into the corner ground.*

*.....*  
*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.*



-\_Householder Guidance (page 11)

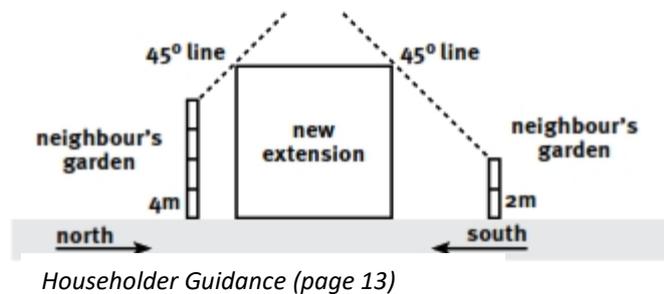
This corner site is very prominent and visible from both Kilgraston Road and Grange Loan. Both the west and south elevations are therefore 'principal elevations' in terms of planning assessment. The extension should be set back from the southern elevation of the original house.

**c. Loss of sunlight to properties to the north**

The proposed new extension will be built right on the northern boundary, presenting an unrelenting wall 6m high to the neighbours to the north.



The proposed extension does not comply with the Householder Guidance requirements for protecting sunlight to existing development, which specify a clear line of sight at a 45° angle from a point 2m above the ground at the northern boundary. The proposed 6m high wall is clearly non-compliant.



**d. Materials not appropriate to the historic environment**

The materials proposed for the wall of the new extension are specified as “high quality buff coloured facing brick”. This is inadequately specified in terms of colour but, in any case, the brick material is not “appropriate to the historic environment” and so is non-compliant with LDP Policy ENV6. The comment in the applicant’s Supporting Statement (page 21) that “The stugged, dirty, sooty stonework of the existing house and black-grey slates bear an abstract relationship to the proposed variegated buff Danish brick and blackened timber cladding” is incomprehensible.

We request that the materials for this highly visible wall, even when reconfigured to reduce the shading to the north, should be in stone to match the main house and the boundary wall.

We request that the applicants be invited to reconsider the footprint, design, form and materials for the proposed extension to ensure that the appearance from Grange Loan and other prominent public areas is more compatible with the character of the conservation area. One suggestion would be the replacement of the first floor with a slated pitched roof in the character of the current extension but with dormers added to provide the necessary accommodation.

In the absence of appropriate modifications to the proposals, we request that the application be refused.

Grange Association  
13 May 2021