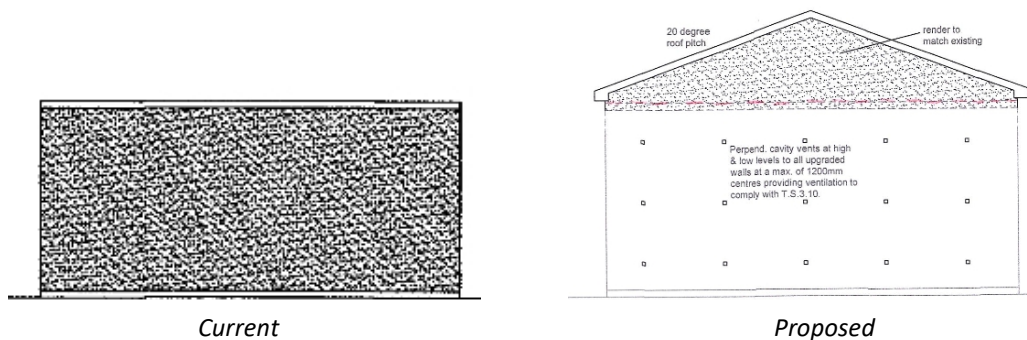


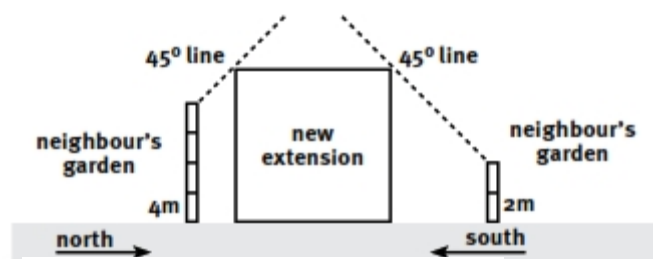
4 Mortonhall Road EH9 2HW
Planning Application 21/01928/FUL
OBJECTION from Grange Association
13 May 2021

This application proposes to convert the existing flat-roofed garage to habitable accommodation with a pitched roof. The garage abuts the northern boundary of the site which currently incorporates a hedge screening the garage from view. The garage and hedge shade the gardens of the flats in Grange Manor (South Oswald Road) to the north. The proposed increase in the height of the garage at the boundary would increase the shading, restricting sunlight and views from the gardens towards Blackford Hill in the south.



4 Mortonhall Road EH9 2HW: Rear elevations of garage

The proposed height is contrary to the Householder Guidance which indicates that a sightline should be maintained at a 45° angle from a point 2m above the ground at the boundary.



Householder Guidance (page 13)

We request that the applicants be invited to revise the design to retain a flat roof at the height of the current garage roof.

Notwithstanding the profile of the roof, we also note that the proposed roof materials are specified only on the "Notes" drawing as "Concrete interlocking roof tiles to match existing". This is unclear as the garage has no roof tiles at present but we presume this refers to the existing tiles on the listed main house roof, which are red. The specification should be explicit on the face on the drawings.

Grange Association
 13 May 2021