

## Planning Application 21/03066/FUL - 34 Blackford Avenue EH9 2PP

### OBJECTION from Grange Association

5 July 2021

The Grange Association has reviewed application [21/03066/FUL](#) and submits this objection, noting the previous application [20/04517/FUL](#) and its refusal for reasons set out in the [Handling Report](#).

We had submitted an [objection](#) to the previous application. We recognised the limitations of the current buildings and understood the applicant's desire to replace them with a modern energy-efficient home. We did not wish to frustrate the intent of the applicant but rather we sought amendments to the proposals to respect the sensitive and prominent location of this property next to essential local community shops and the Post Office.

Our objections related to:

1. Loss of parking for local convenience shop and Post Office; and
2. Siting of new house too close to the roadway.

We have reviewed the revised proposals carefully and we consider that the changes offer no concessions to either of the points to which we objected. We therefore restate our objections in the same terms.

#### 1. Loss of parking for local convenience shop and Post Office

We request that the proposed vehicle access onto Blackford Avenue be refused.

The application site lies within the B1 Priority Parking Area. When this controlled parking arrangement was being introduced in 2012, there was considerable concern about the potential detrimental effects on the two convenience shops near the site, one of which includes the local Post Office. These two shops are highly valued and well-used local facilities, serving people from a wide radius, beyond walking distance for older people and people with limited mobility.



*Parking for shops with delivery in progress: Jun-2021*

Short-term parking was cited as an important facility to maintain the business for these shops. The proposals were amended to the current arrangements, which permit parking for up to 30 minutes on the west side of Blackford Avenue, with no charge. These arrangements have been in place since 2012, prior to the most recent change of ownership of the application site. The arrangements work

well and are much used by customers of the shops. The parking bay is immediately north of the well-used bus stop.

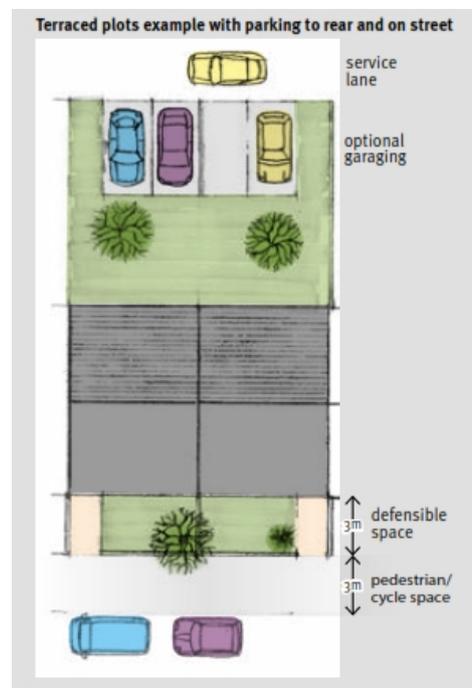
The proposed vehicle access for the application site would sever the parking bay into two less flexible sections and would reduce available parking significantly. This bay is also used by delivery vehicles for the shops and the reduction in the available parking would restrict deliveries.

We observe that only one property on this west side of Blackford Avenue has off-street parking, and that is an historic anomaly that does not have the benefit of planning permission. Previous applications for off-street parking have all been refused (see 04/00686/FUL and 99/01308/FUL). The substantial villas adjacent to the application site at 32 Blackford Avenue and 1 Mortonhall Road have no off-street parking. We do not accept that there is any unique requirement for the application site to have vehicle access from Blackford Avenue.

## 2. Siting of new house too close to the roadway

Edinburgh Design Guidance indicates a minimum pavement width of 3m and a further 3m of “defensible space” to the principal elevation of the house.

In contrast, the proposed plan perpetuates the narrow pavement at just 1.6m. Moreover, the northern section of the building line, including three full-height windows, is proposed to align with the front garden boundary wall of 32 Blackford Avenue to the north, such that the front elevation of the house would be just 2.9m from the kerblines of this busy street. This is forward of the Avenue Store’s frontage and is inappropriate for a new-build multi-storey residence.



Edinburgh Design Guidance, Section 2.4, page 51

**Grange Association**  
**5 July 2021**