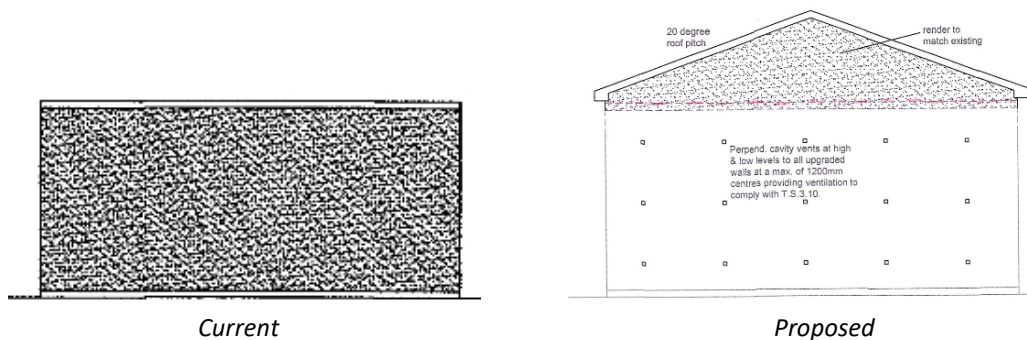


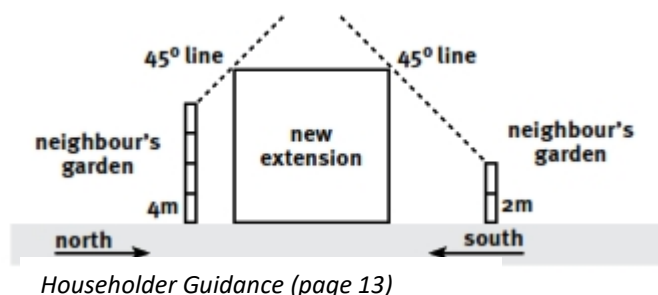
**4 Mortonhall Road EH9 2HW**  
**Planning Application 21/04943/FUL**  
**OBJECTION from Grange Association**  
**22 October 2021**

This application is a modified version of that which was refused as [21/01928/FUL](#) in August 2021. We had objected to that earlier application because it was non-compliant with the [Householder Guidance](#) (page 13) which indicates that a sightline should be maintained at a 45° angle from a point 2m above the ground at the boundary. The revisions incorporated in this new application do not include any change to the proposed profile of the building and the pitched roof with its gable end will be over 4.2m high at the boundary.



4 Mortonhall Road EH9 2HW: Rear elevations of garage

The existing 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 to 4.2m would increase the shading, restricting sunlight and views from the gardens towards Blackford Hill in the south.



In determining the previous application [21/01928/FUL](#), the Case Officer wrote (Handling Report, para B(c)):

*“The introduction of the pitched roof shall introduce some overshadowing into the neighbouring gardens to the North. The amount of overshadowing will be negligible and shall not impact on any direct loss of daylight. The minor infringement on overshadowing will be considered negligible in context of the whole scheme.”*

We challenge this assessment that the effect will be negligible. We have members resident in Grange Manor who are very concerned about this proposal and the effect it will have on their south-facing gardens with outlook to Blackford Hill. We acknowledge that the present garage already contravenes the [Householder Guidance](#). However, we request that the Case Officer considers carefully the requirements of the Householder Guidance and does not agree to any greater non-compliance than is already the case with the present garage.

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, unlike the previous application [21/01928/FUL](#), there is no drawing 05 with a specification of materials, so we cannot know the form or colour of the proposed roof. This development will be within the curtilage of a [B-listed](#) building and we request that the applicant be required to specify the materials in detail prior to any grant of planning permission.

Grange Association  
22 October 2021