

2A Dick Place EH9 2JN

Planning Applications 20/01982/FUL and 20/01983/LBC

OBJECTION from Grange Association

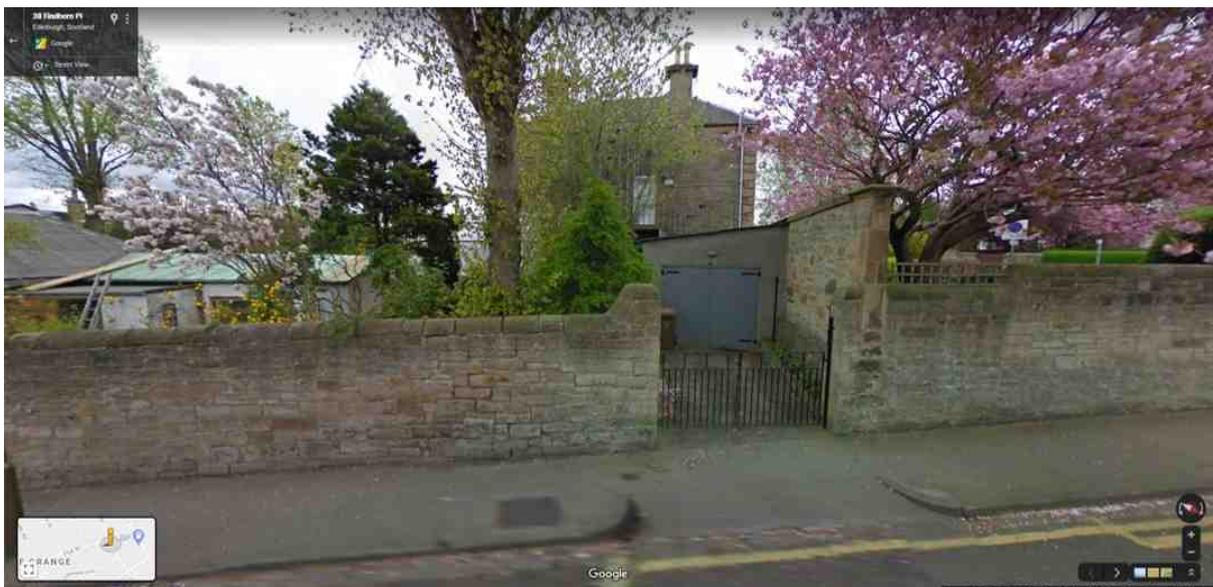
5 June 2020

The Grange Association has reviewed applications 20/01982/FUL and 20/01983/LBC and submits this objection to both applications.

2A Dick Place forms part of a landmark B-listed villa, on a prominent corner site visible from both Dick Place and Findhorn Place. The [listing particulars](#) explicitly reference the round-arched fanlight on the east elevation, the service wing to the west and the 'high coped wall with pedestrian gateways adjoining [the] house to [the East]'.



2A Dick Place – 'B'-listed – with service wing to west (Google streetview Jun-2019)



2A Dick Place – garage, spanning gap between listed wall and southern boundary of property (Viewed from Findhorn Place, Google streetview Jun-2015)

The garage is a relatively modern unsightly addition to the property and we would welcome its demolition. The site appears to have been divided in the past with part of the original villa grounds disposed of, forming the property that is now 25A Findhorn Place. The remaining land area for 2A Dick Place is therefore very limited. Although we would prefer the area to the south of the listed wall to be returned to soft landscaping, we would have no objection in principle to a building that replaces the existing garage but which does not exceed the footprint of the garage nor have any part that is higher than the listed wall.

Our objections to the current proposal relate to:

- J the height of the proposed new building and its proximity to the southern neighbour;
- J the form of the proposed building and its effect on the setting and principal elevation of the listed building;
- J the materials proposed for the cladding of the second storey external walls;
- J the destruction of part of the listed wall; and
- J the potential for use as an independent dwelling.

LDP policies

The Local Development Plan includes policies:

“DES 12: Planning permission will be granted for alterations and extensions to existing buildings which.....

c) will not be detrimental to neighbourhood amenity and character.”

“ENV 3: Development within the curtilage or affecting the setting of a listed building will be permitted only if not detrimental to the architectural character, appearance or historic interest of the building, or to its setting.”

“ENV 6: Development within a conservation area or affecting its setting will be permitted which.....:

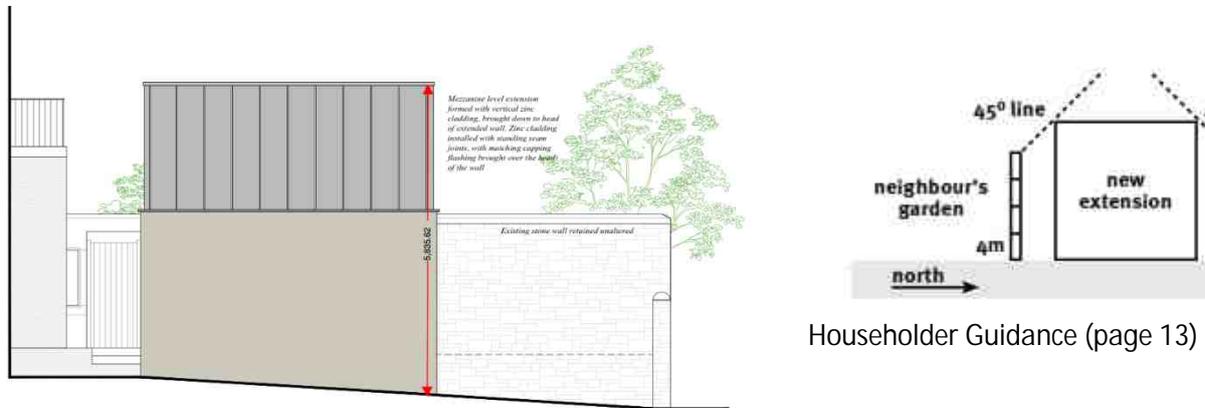
- a) Preserves or enhances the special character or appearance of the conservation area and is consistent with the relevant conservation area character appraisal.
- b) preserves trees, hedges, boundary walls, railings, paving and other features which contribute positively to the character of the area”.

The Grange Conservation Area Character Appraisal (CACA) refers to the pressures from developments within villa grounds (page 32):

“Special guidance applies to extensions and alterations to villas to respect their special characteristics (see Guidance for Householders, [p.10]). Townscape gaps, glimpse views of gardens and the characteristic separation of buildings should be carefully considered in proposals for side extension or development of garden areas to avoid amalgamation of plots or the creation of a terraced effect where this is not the distinctive character.”

This proposal is contrary to Des 12, Env 3 and Env 6 and is inconsistent with the recommendation in the CACA. It would be detrimental to neighbourhood character, would adversely affect the setting of a listed building, and would not preserve the listed wall.

Height at southern boundary (Householder Guidance)



Householder Guidance (page 13)

Proposed south elevation (>5.8m at boundary)

The application is contrary to the Householder Guidance (Feb 2019) (page 13) which indicates the maximum height of new development at the boundary of a neighbouring property. The Guidance states that sunlight to a neighbouring property to the south may be adversely affected if the new development rises above a 45° line set 4m above ground level. The proposed development is to be built on the southern boundary to a height of more than 5.8m, which is more than 6m above street level, and contravenes the Guidance.

Form and setting



Present north (principal) elevation with listed wall to east (Google streetview, June 2008)

The form and setting proposed for the new building are those of a modern chalet bungalow. They do not match the character of the Conservation Area nor that of the listed building, making no attempt to mirror or match the service wing to the west, and they would harm the villa form of this characterful

property. The proposed concertina doors inserted into the listed wall would be harmful to the appearance of the principal elevation of the property, fronting the highly visible corner of Dick Place.



Proposed north (principal) elevation

Materials

The zinc materials proposed for the external cladding of the dormer window to the north and the southern second storey external wall would be an alien introduction to the setting of this listed building.

Slapping through listed wall

The wall to the East of the villa is specifically referenced in the listing particulars. The proposal to create a slapping through a large part of that wall to introduce modern concertina doors would be wholly inconsistent with LDP Policy ENV 3, being detrimental to the architectural character and setting of the listed building, including the wall.

Future use of property

We note that the proposal is for a "garden building" and a "mezzanine studio". However, these are to include sewerage and other utilities to provide a WC, and we are concerned that the building could be used in the future as an independent dwelling, possibly for short term rentals. We have noted that in other recent planning approvals for separate small buildings in garden grounds the planning department has inserted conditions into its Decision Notices. For example, [17/05586/FUL](#) included the condition that the approved new construction "shall be used only for purposes directly related to the enjoyment of the associated dwelling house". We request that, if the Council is minded to approve this application or a variant of it, such a constraint on the use of the new development be included.

We request that both applications be refused.

Grange Association
5 June 2020