

OBJECTION from Grange Association
26 November 2021

This application includes works to the rear offshoot for which we have no comment. We welcome the investment by the new owners to improve this classic villa in the conservation area to preserve it as an attractive family home.

The application also includes the formation of off-street parking at the front of the property and the creation of a vehicle entrance by removing part of the present wall. We applaud elements of these proposals, including the restoration of the railings to the front wall and the matching pedestrian gate. However, we object to the proposed vehicle entrance both in principle and on the details of the proposed width.

Objection to new off-street parking in conservation area

We object in principle to the loss of another front garden to vehicle parking in the conservation area. We acknowledge that the current landscaping of the front garden is minimal but the conversion to parking will extinguish the opportunity for restoring the garden to green soft landscaping. This villa was not designed to have vehicle access and, while some neighbouring properties did have vehicle entrances retrofitted during the 20th century, these incrementally degraded the appearance of the conservation area. The current proposal therefore would have an adverse effect on the character and setting of the area and could enable a vehicle of any size to be placed in front of this characterful villa.

Parking in front gardens will not normally be allowed.....

- in conservation areas or listed buildings, where loss of original walls or railings and the creation of a hard surface would have an adverse effect on the character and setting of the area,.....;

Householder Guidance (page 19)

We are aware of only two properties in Fountainhall Road for which a wholly new vehicle access has been granted this century. The access at No. 37 was granted in 2010 (10/01245/FUL), despite objections from the Grange Prestonfield Community Council, and followed approval for vehicle access at the neighbouring No. 35 in 2005 (05/01688/FUL - renewed in 2011). We wish to avoid further erosion of the character of the frontages of the villas in the conservation area and therefore request that this current application for new off-street parking be refused.

Objection to vehicle entrance width

The proposal is for a new vehicle entrance to be created with 3.5m width, with a corresponding removal of the original boundary wall. The Council's [Householder Guidance](#) specifies (page 19) that a vehicle entrance should be no wider than 3m. We see no reason why this entrance needs to be 3.5m wide, as proposed. The latest [3-axle Lothian Buses](#) are only 2.55m wide.

If the Planning Department is minded to grant this application, we request that the applicant be invited to adjust the proposals to comply with the Householder Guidance with a vehicle entrance no wider than 3m.

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