

**53 Grange Road EH9 1TX**  
**Planning Application 21/05599/FUL**

**OBJECTION from Grange Association**  
**3 December 2021**

We object to this application because the quality of the information provided on the planning portal is insufficient to assess the effect on neighbours and more generally on the Grange conservation area. It therefore does not comply with LDP Policy ENV6:

*Planning applications should be submitted in a sufficiently detailed form for the effect of the development proposal on the character and appearance of the area to be assessed.*

*LDP Policy ENV6*

The Local Development Plan (LDP) includes policies to preserve and enhance the special character and appearance of conservation areas.

*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 and*
- c) demonstrates high standards of design and utilises materials appropriate to the historic environment.*

*LDP Policy ENV6*

The drawings as submitted do not enable assessment of:

- The proportion of the site to be covered by buildings, garages, parking and access driveways;
- The effect on the street elevation and the extent to which the proposed second storey will be visible from the street, and will overlook neighbours;
- The materials to be used, their colours and finishes, and how these will blend or contrast with the existing villa.

We therefore ask that the applicant be required to submit drawings with greater clarity, showing:

- the existing and proposed elevations from the street and from the northern boundary;
- a detailed plan of the site showing the existing and proposed proportions to be covered by buildings, hard standing and hard landscaping;
- the materials to be used for the construction and cladding of the extension, with their colours and finishes specified.

In the absence of such more specific information, we request that this application be refused.

**Grange Association**  
**3 December 2021**