

**24 Mansionhouse Road EH9 2JD
Planning Application 21/06558/FUL**

**COMMENT from Grange Association
21 January 2022**

The application is for a replacement garage, extended to the rear to provide a home office. We have no objection in principle to this application but we consider that the drawings provided are insufficiently detailed to give confidence about the final dimensions and siting of the building.

Our comments relate to:

1. The absence from the drawings of the window in the boundary wall to the south, which is the north wall of the neighbour's house at No 26, and the effect that the proposals will have on light to that window;
2. The absence from the drawings of an explicit dimension between the garage (existing or proposed) and the south boundary wall and the inaccuracy of the scaled drawing in this regard;
3. The absence of a consolidated site plan, showing this proposal together with the rear extension already consented under [21/01731/FUL](#).

1. Window in neighbour's boundary wall



24 Mansionhouse Road's garage, overlooked by North wall of 26 Mansionhouse Road

The drawings do not show that the site boundary to the south is the north wall of the neighbouring house at No 26. That wall contains a window on the ground floor that extends only about 250mm above the roofline of the garage and so relies for its light on the aspect to the rear of the garage.

We acknowledge that a window in a side boundary wall is an unusual feature but a window appears to have been in this position since the building of No 26 in the 1860s, long before the garage at No 24 was built and so now has the benefit of establishment.

We request that the applicants be asked to show this window explicitly on the drawings to indicate the effect that the proposed construction will have on light to the window. We appreciate that side windows are not protected under the Householder Guidance but, nonetheless, we would ask that consideration be given to mitigating any loss of light to this window, possibly by moderating the height of the proposed roof over the WC and other parts of the new building to admit more light to the window.

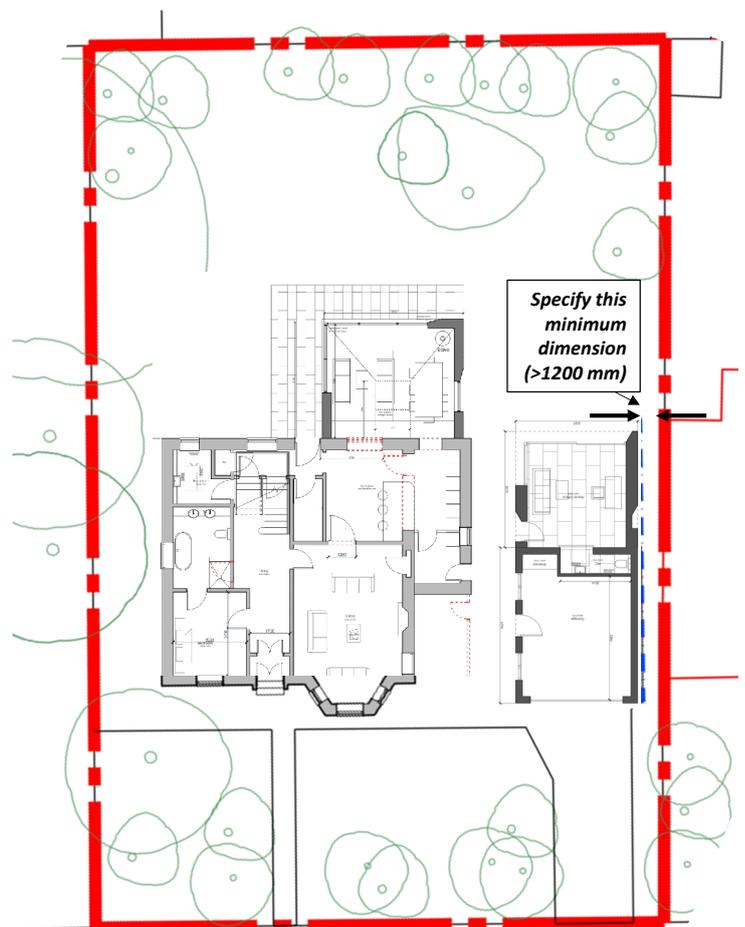
2. Gap between garage and south boundary wall not specified explicitly

The drawings as submitted do not include a quantified dimension between the garage (existing or proposed) and the south boundary wall. The drawings do include a scale reference but the resolution of the drawings is insufficient for this to be adequate to avoid disputes or challenges of non-compliance after construction. Moreover, scaling from the drawing implies the gap is about 750mm when, in reality, the gap between the garage and the south boundary wall is 1200mm. The size of this gap is very important to the neighbours because of their window and so should be stated explicitly and accurately on the drawings to ensure that the new construction is no closer to the boundary wall than the present garage.

3. Absence of consolidated site plan

The site plans omit the rear extension consented under 21/01731/FUL. We request that the applicants be invited to specify whether they wish to pursue that development and, if so, to incorporate it into the site plan for approval. Otherwise, there will be no site plan showing the consolidated consented structures on the site and assessments concerning the extent of soft landscaping remaining would be in error.

We have pasted an indicative consolidated plan here for illustration.



24 Mansionhouse Road EH9 2JD:
21/06558/FUL and 21/01731/FUL consolidated

Grange Association
21 January 2022