

## Planning Application 22/02051/FUL - 33 Grange Road EH9 1UG

### OBJECTION from Grange Association

30 May 2022

We have reviewed planning application [22/02051/FUL](#) and submit this objection, relating to:

(A): The loss of privacy and outlook for the immediate neighbours; and

(B): The inappropriate form and materials proposed for the extension.

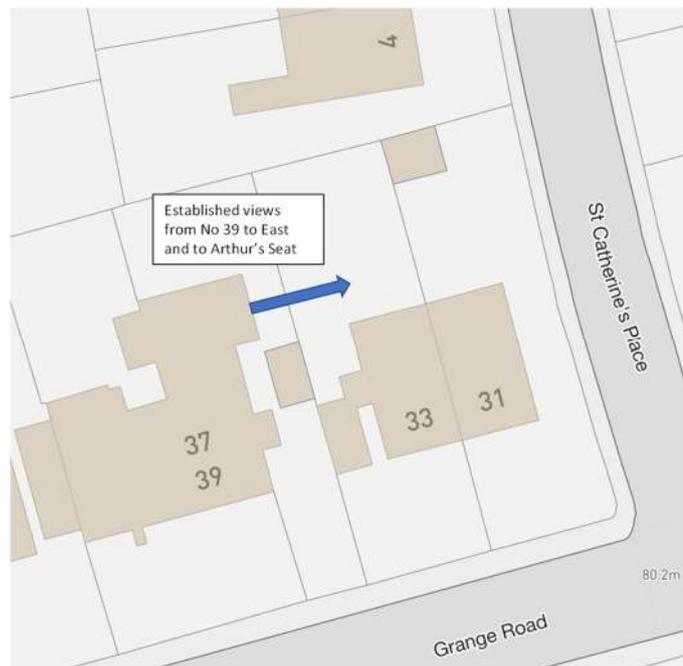
#### **A: Loss of privacy and outlook**

*People value privacy within their homes but they also value outlook - the ability to look outside, whether to gardens, streets or beyond.*

*[.....]*

*A frequent objection to a development is loss of a particular view from the neighbour's house. Though private views will not be protected, immediate outlook of the foreground of what can be seen from within a building may be. This means that new development that blocks out the immediate outlook of a dwelling must be avoided.*

*Householder Guidance (page 14)*

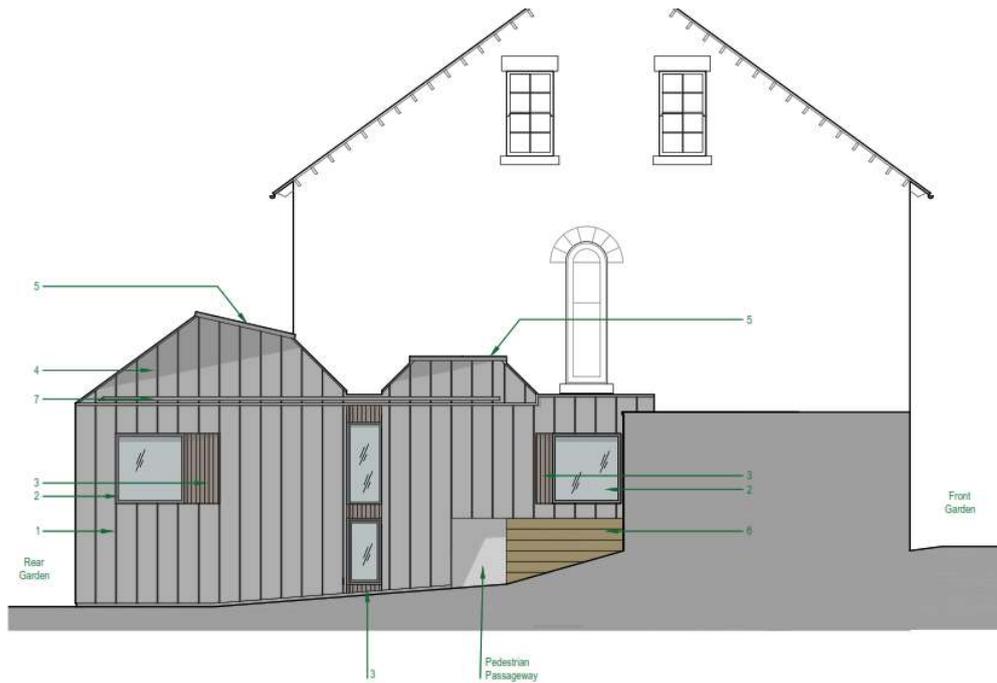


Location Plan: 31-39 Grange Road

The layout and numbering of the properties that form 31-39 Grange Road is not obvious. The application site (33) is the western half of a pair of semi-detached villas. To the west of those, there is a large villa comprising Nos 37 and 39. There is no property numbered 35. 37 Grange Road is essentially the first floor of the villa, with its entrance and garage to the east, while No 39 occupies the ground floor with its entrance and garage to the west.

The layout of No 39 is such that the principal views from the property are those to the East from the living rooms at the rear. The view is to Arthur's Seat and this has provided the main outlook from the property which the present owners have enjoyed for many years.

The ground floor windows at 39 are at the level of the boundary wall and so the view is upwards to the distance, and does not impinge on the privacy of the neighbours in their property or garden at 33. We acknowledge that views from side windows are not normally protected. However, in this example, the view to the East is the principal outlook of the property and the East windows are "good neighbours" in protecting privacy. We therefore request that this outlook be given the same protection that would be afforded to any other principal outlook to the front or rear of another property.



*33 Grange Road EH9 1UG: Proposed West elevation*



*31 and 33 Grange Road, viewed from St Catherine's Place (looking West), with indicative profile of proposed extension*

The proposed extension at 33 Grange Road would tower above the boundary wall, obstructing the views from No 39 and overlooking the neighbour at No 31. Moreover, the proposed side windows in the garden room would be higher than the boundary wall, thereby intruding on the privacy of neighbours, looking directly into the windows of the living rooms of No 39.

### **B: Inappropriate form and materials**

*The materials to be used on an extension should normally match exactly those of the existing building. Where the existing building is constructed of stone, natural stone of the same type and colour should be used for the extension.*

*[.....]*

*In general, the pitch and form of an extension roof should match that of the existing roof.*

*Householder Guidance (pages 16-17)*

The [Householder Guidance](#) specifies (pages 16-17) that an extension should normally match the existing building. This applies to all development but is especially important in conservation areas such as the Grange. The proposed extension to 33 Grange Road demonstrates no sympathy to the existing building in its materials or its form. The zinc clad building, with its asymmetric roofline, would be an alien intrusion into the line of characterful villas in Grange Road. We acknowledge that new extensions can be designed in modern materials where the extension is plainly subservient to the main property and is sympathetic in other respects to the form of the property and its site. However, in this proposal, the extension would dominate the West and North elevations and would introduce a jarring aggressive roofline wholly unsympathetic to the design of the parent villa or the general streetscape of the area. Encompassing two and a half storeys, it would not appear subservient. The extension would be clearly visible from St Catherine's Place, as illustrated above, and would become a dominant and incongruous feature of the streetscape.

We object to the proposed zinc cladding because it would not sit harmoniously with the original building, which is a classic stone villa with a slate roof. We also note that the drawings submitted by the applicants are silent about materials, such as for the windows and doors. The proposal for zinc cladding is noted only in the accompanying Design Statement. On any extension to be approved within the Grange Conservation Area, we request that the windows and doors must be specified to be timber framed, painted white, in accordance with the guidance on Listed Buildings and Conservation Areas. We also request that all materials, for cladding, roofing, windows and doors should be stated explicitly on any drawings that are to be approved and referred to in any Decision Notice.

In the absence of material alterations to the proposals to address the concerns we have identified above, we request that the proposals be refused.

**Grange Association  
30 May 2022**