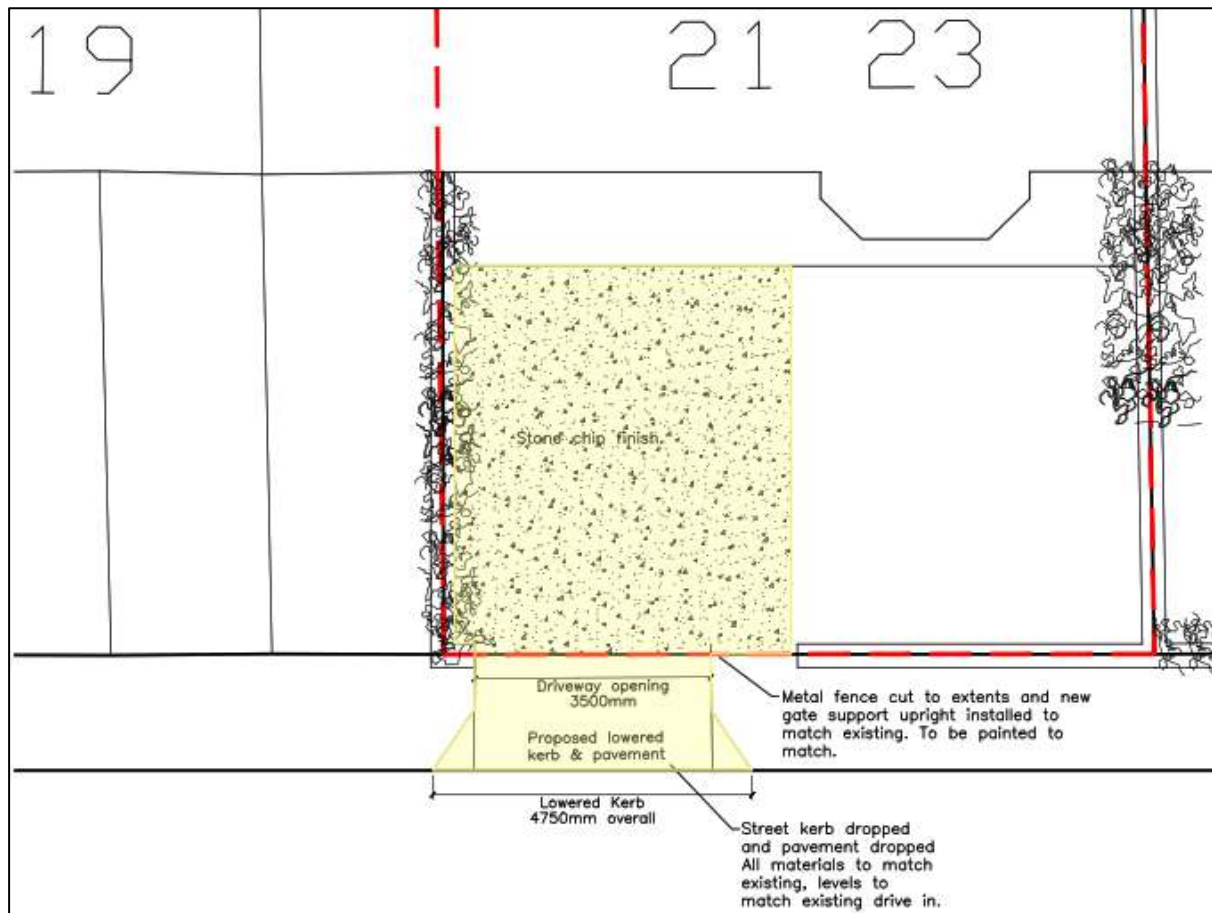


Planning Application 22/04966/FUL - 23 St Alban's Road EH9 2LT

OBJECTION from Grange Association

18 November 2022

We have reviewed planning application [22/04966/FUL](#) and submit this objection.



23 St Alban's Road EH9 2LT: 22/04966/FUL proposal to remove wall and create 5m wide parking area

The opening for the new car parking space is shown on the plan drawing as 3.5m. However, the proposal is to remove all the grass to the East (left) of the pedestrian entrance path and to incorporate that pathway into a uniform stone chip area over 5m wide, sufficient for two vehicles to be parked side by side. This is greater than the maximum of 3m specified on page 19 of the Council's [Guidance for householders](#), referring to vehicle access.

We therefore request that the proposals be amended:

- to limit the loss of the front boundary wall to no more than 3m;
- to retain the existing pedestrian entrance gate;
- to comply in all other respects with the Householder Guidance (page 19):
 - The design should be such as to prevent additional parking on the remainder of the garden area, eg by using kerbs, planting boxes or changes of level;
 - the first 2 metres from the road should be paved to avoid loose chippings spilling out.



23 St Alban's Road EH9 2LT: Google streetview, Jul 2019, showing boundary wall and pedestrian gate

We note the recent grant of planning permission [22/04350/FUL](#) for the creation of vehicle parking at 30 St Alban's Road. This is on the opposite side of the street from the application site. In granting that application, the Case Officer ensured that amendments were made to the original proposals to comply with the Guidance for Householders. The Decision Letter for that case specifies:

"3. Any off-street parking space should comply with the Council's Guidance for Householders dated 2021 including:

- a. Off-street parking should be a minimum of 6m deep and a maximum of 3m wide;*
- b. Access to any car parking area is to be by dropped kerb (i.e. not bell mouth);*
- c. A length of 2 metres nearest the road should be paved in a solid material to prevent deleterious material (e.g. loose chippings) being carried on to the road;*
- d. Any gate or doors must open inwards onto the property;*
- e. Any hard-standing outside should be porous;*
- f. The works to form a footway crossing must be carried out under permit and in accordance with the specifications. See Road Occupation Permits <https://www.edinburgh.gov.uk/roads-pavements/road-occupation-permits/1>"*

We recognise that that property lies within the Grange Conservation Area whereas this application site does not. Nonetheless, the conditions set out above are from the Guidance for Householders, which applies in all cases, and so the location in a conservation area is of no consequence in this regard. We therefore request that the same conditions be placed in any Decision Letter that may be issued in relation to this application to maintain consistency in determinations and to protect the amenity of the area.

If the applicant is not able to make the changes required to meet the conditions above, we request that the application be refused.

**Grange Association
18 November 2022**