

Planning Application 22/06344/FUL - 20 Dick Place EH9 2JJ

OBJECTION from Grange Association

25 January 2023

We have reviewed planning application [22/06344/FUL](#) and submit this objection, relating to:

- Form and massing of development, contrary to conservation area guidance
- Inappropriate materials for the east and south elevations
- Inappropriate window design, without astragals

1. Form and massing of development

The [Grange Conservation Area Character Appraisal](#) celebrates the gaps between properties (page 15): *“The gaps between buildings are important in maintaining the dominant green character, a sense of generous space, and glimpse views of rear and side gardens”*.

The application site is particularly relevant, as it is adjacent to a [B-listed villa \(No 18\)](#) at the southern end of Cumin Place. The street view from Cumin Place demonstrates well the typical layout of villas in the Grange with the spaces between them forming essential elements of the area’s character.



Google streetview – Aug 2020

The proposed extension would significantly reduce the space between the villas, markedly reducing the winter sunlight to the properties on the north side of Dick Place and degrading the rhythm of the street’s villa spacing.



Superposition of proposed extension on front elevation

The proposed form and massing of this extension would be contrary to Local Development Plan (LDP) policies DES12 and ENV6:

Planning permission will be granted for alterations and extensions to existing buildings which:

- a) in their design and form, choice of materials and positioning are compatible with the character of the existing building;*
- b) will not result in an unreasonable loss of privacy or natural light to neighbouring properties;*
- c) will not be detrimental to neighbourhood amenity and character.*

LDP policy DES12

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

2. Inappropriate materials for the east and south elevations

The proposed east and south elevations of the new extension are to be clad in zinc. This is an alien material in the conservation area and would jar with the established pattern of the street with its exclusively stone façades. The east elevation will be very visible from Cumin Place and would create a conspicuous anomaly in the uniform appearance of the streets. The design of the first-floor extension, with its metal-clad sides, will have the appearance of a shipping container placed on the building and would not “*demonstrate high standards of design and [utilise] materials appropriate to the historic environment*” as required by LDP policy ENV6.

3. Inappropriate window design, without astragals

The proposed windows in the extensions are to be ‘aluclad timber’. The opening method has not been specified. The [Householder Guidance \(page 18\)](#) states:

“Replacement windows, and new windows on an extension, should be of the same size and style as the existing ones, keeping the same proportions.”

The existing single-storey extension to the East complied with this. Its windows adopt the style of the windows in the main house. The proposed new windows, especially those at first-floor level, should likewise keep the proportions of the windows in the main house and adopt the same (sash and case) opening style. The fenestration should mirror the ‘two-over-two’ style of the main windows, even if that is achieved with false astragals.

**Grange Association
25 January 2023**