

24 Mansionhouse Road EH9 2JD

Planning Applications 20/02685/FUL and 20/02686/LBC

OBJECTION from Grange Association

31 July 2020

This application is for a large single-storey extension to the rear of the property. We submit this objection to both the planning application and the Listed Building Consent (LBC) application.

Driveway entrance widening

We object to the proposal to increase the driveway width to 4.6m. The Householder Guidance states (page 19) *"The access should not be wider than 3 metres."* The entrance to the driveway is already 3.8m wide and there is no justification given in the application for an even greater width. Any widening would involve the destruction of part of the stone boundary wall of this B-listed villa, in contravention of LDP Policies ENV4 and ENV6.

We also note that no details or elevation drawing are provided for the proposed new 1500mm driveway gate. (We assume 1500mm to be its height.) The applicant should be required to provide dimensioned drawings for the proposed gate, including its height and visual permeability, to demonstrate compliance with the Grange Conservation Area Character Appraisal (page 23) *"..regular punctuation with gates reduces the 'barrier' effect by allowing glimpse views"*.

We request that the applicant be required to remove the widening of the entrance from this proposal, failing which the application should be refused.

Destruction of part of rear wall of B-listed original villa

We object to the proposed destruction of a significant part of the rear wall of the ground floor of this B-listed villa, in contravention of LDP Policy ENV4. We note that Historic Environment Scotland (HES) has submitted advice including *"....we would recommend revision that [retains] more of the external walls and thereby the ground floor plan of the villa"*. We request that this recommendation from HES be adopted and that the applicant is asked to amend the proposals accordingly.

Materials

We also note that no details are provided on the engineering drawings of the proposed materials or finishes. The visualisation pictures imply a stone finish but these would be difficult to identify in any subsequent enforcement request. We therefore ask that the applicant be required to specify the materials and finishes on the face of the engineering drawings as part of this application.

Grange Association
31 July 2020