

## Planning Application 22/06241/FUL - 28 Dick Place EH9 2JJ

### OBJECTION from Grange Association

25 January 2023

We have reviewed planning application [22/06241/FUL](#) and submit this objection, relating to:

- Width of frontage of width of garden – terracing effect
- Breaching the Dick Place building line
- Large balcony, overlooking neighbours
- Inappropriate window design, without astragals
- Use of a rendered finish on rear elevation

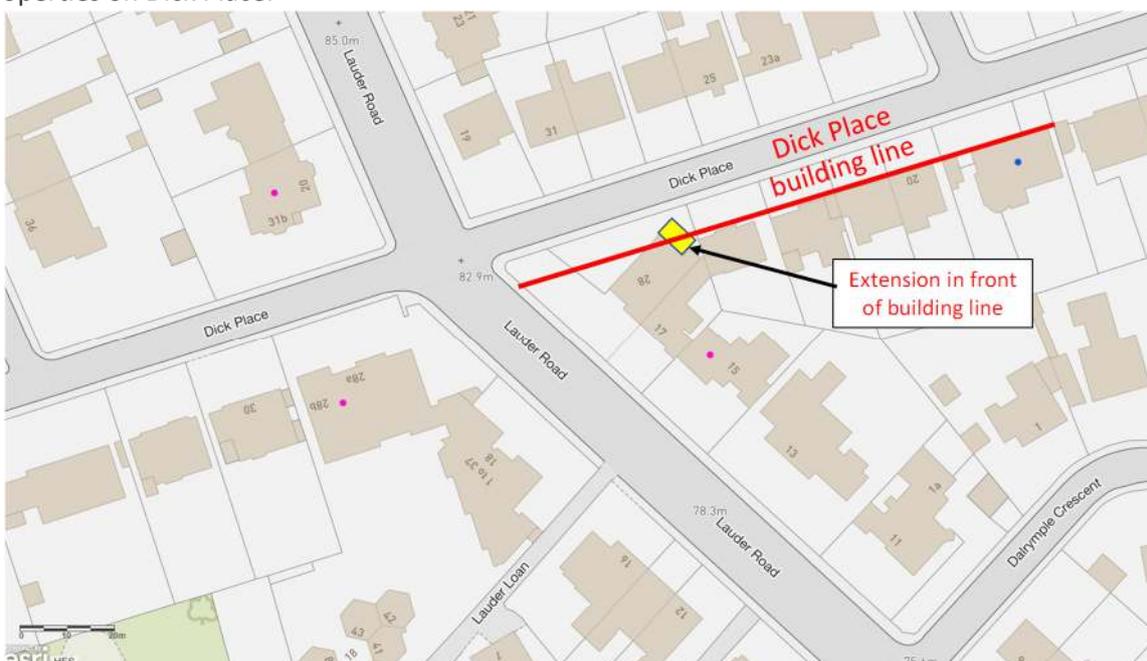
#### 1. Width of frontage – terracing effect

The existing house has an unusual orientation on this corner site, angled from the building line of Dick Place. The building occupies almost the entire width of the site at its rear, leaving just a very modest front garden for visual relief. The proposed additional ground floor extension would exacerbate this effect, such that the property's frontage would almost entirely span the site, creating a terracing effect. This would be contrary to the character of the Grange set out in the Grange Conservation Area Character Appraisal, which praises 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".*

#### 2. Breach of Dick Place building line

The property already marginally breaches the building line of the villas on the South side of Dick Place. The proposed ground floor extension would come even further towards the road and the boundary, with the northeast corner within 3m of the street boundary, much closer than the ~8m of the other properties on Dick Place.



This would be contrary to the Householder Guidance (page 10):

*“Generally developments .....are not acceptable in front of the building line as they disrupt the character and appearance of the street.”*

With specific reference to corner sites, the guidance continues:

*“Corner plots can present a particular problem where the majority of the house’s garden space is in front of the building lines. Where they contribute to the character of the area, their openness will be protected by resisting any significant intrusion into the corner ground.”*

### **3. Large balcony, overlooking neighbours**

The proposed balcony to the East of the first floor extension would present a gross intrusion to the privacy of neighbours. By virtue of the orientation and location of the property, this balcony would provide a vantage point for viewing not only the neighbouring properties in Dick Place, but a line of gardens down the East side of Lauder Road, infringing the privacy of many neighbours.

The proposals would be in breach of the Householder Guidance (page 14), which states:

*“Permission for roof terraces and balconies will not be granted where there is significant overlooking into neighbouring property due to positioning and height or if the terracing results in loss of privacy to neighbouring properties.”*

### **4. Inappropriate window design, without astragals**

The proposed windows in the extensions are to be timber-framed, which we welcome. However, the proposed design is unsympathetic to the fenestration of the existing house, which has classic ‘six-over-six’ styles for the sashes. The proposed opening method is also not specified on the drawings. We request that any grant of permission be conditional on the new windows matching the sash and case opening style with the six-over-six fenestration, even if only with false astragals.

The Householder Guidance states (page 18):

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

### **5. Use of a rendered finish on rear elevation**

The front elevations of the extensions are proposed to be sandstone, which we welcome. However, the rear of the first floor extension is shown as “white render” on the drawings. We query whether this is a drawing error. White render would be wholly inappropriate for this elevation which will be very visible from the rear gardens of many neighbours in Lauder Road. We request that this material specification be changed to sandstone.

**Grange Association  
25 January 2023**