

5B Hope Terrace EH9 2AP

Planning Application 22/06107/FUL

OBJECTION from Grange Association

11 January 2023

The Grange Association has reviewed application 22/06107/FUL and lodges this objection, taking into account the setting within the Grange Conservation Area of 5B Hope Terrace and the neighbouring properties.

We lodged objections to the previous applications [18/04514/AMC](#) and [19/06098/FUL](#), and our comments on this latest proposal restate our two earlier concerns which have not been addressed and indeed which have been exacerbated by the proposed addition of a third storey. Our earlier objections remain available on our website for [18/04514/AMC](#) and for [19/06098/FUL](#).

1. Front elevation – solid/void ratio and compatibility with the Grange Conservation Area



5B Hope Terrace: Proposed front (south) elevation 22/06107/FUL

Our principal objection to 18/04514/AMC concerned the solid-to-void ratio of the first-floor front elevation with its alien form of unrelieved glazing. We maintained that objection with 19/06098/FUL. With this latest version 22/06107/FUL the proposed roofline is raised such that the solar panels will be higher than the ridges of the adjacent properties accentuating the dominance of the new property on the streetscape.

While we commented previously that we have no objection in principle to a modern design, any new development must be consistent with Policy Env. 6 of the Edinburgh Local Development Plan:

“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”*

The Grange Conservation Area Character Appraisal (CACA) makes specific reference to the streetscape of Hope Terrace (page 23).

In assessing compliance with Policy Env. 6, the non-statutory guidance “Listed Buildings and Conservation Areas (March 2018)” states (page 24):

“The aim should be to preserve the spatial and structural patterns of the historic fabric and the architectural features that make [the Conservation Area] significant.” “Interventions need to be compatible with the historic context, not overwhelming or imposing.”

The proposed front elevation would present an overwhelming unbroken façade of glass to the front extending over the entire first floor width. We recognise the ambition of the applicants to create a bold modern home with light open living space but the current proposals would be a shocking contrast to the typical solid-to-void ratios of neighbouring properties, including the modern villas such as No. 10 opposite. The proposed property would not demonstrate any consistency with the villa form of the street. Although there would be screening by trees in the summer months, the internal lighting of the property would create a public screenshow that would be alien to the Conservation Area. The CACA, in describing boundary walls and streetscape (page 23), refers to *“the public face of the more secluded, private architecture behind.”* The current proposals would be neither secluded nor private.

We request that this rare opportunity to build a property on such a precious site should be afforded the highest quality and care in architectural innovation that will allow the modern property to sit comfortably within the Conservation Area and with neighbouring properties. We maintain our position that the applicants should be asked to reconsider the solid-to-void ratio of the first-floor front elevation and to amend the proposals accordingly.

2. Overlooking to the rear (north)

There has been an evolution of the design of the proposed house. With the originally approved 18/04514/AMC, all four bedrooms were to be at ground floor level, with a large open-plan living area at first floor level. That first-floor living area was specifically designed to avoid overlooking to the rear, with windows placed at obtuse angles. We understand that the original scheme was developed by the then-owners of 4 Strathearn Road who sold their southern garden to create the application site. They would have been very aware of the effect of overlooking at that boundary.

The subsequent application 19/06098/FUL had a different layout, with two of the four bedrooms now at first floor level, with the staircase relocated to the west wall, with the master bedroom window facing directly north.



Proposed North (rear) elevation 22/06107/FUL

The present application 22/06107/FUL now adds a third storey with a higher window – the master bedroom’s dressing room – directly overlooking 4 Strathearn Road and higher than any window in that neighbouring property, reducing privacy and amenity of the garden.

The Householder Guidance (Feb 2019) states (page 14):

People value privacy within their homes but they also value outlook - the ability to look outside, whether to gardens, streets or beyond. To achieve both, windows either have to be spaced sufficiently far apart so that it is difficult to see into a neighbouring property or windows have to be angled away from one another.

The proposals in 22/06107/FUL are incompatible with this guidance, given the acknowledged orientation of 4 Strathearn Road with its principal elevation facing south.

We request that the applicants be asked to reconsider the window arrangements of the proposed first and second floor north elevations and return to the arrangement with smaller windows orientated at obtuse angles to avoid direct overlooking.

Grange Association
11 January 2023