

**Planning Application 23/00687/FUL - 51 Lauder Road EH9 1UE**

**OBJECTION from Grange Association**

**17 March 2023**

**1. Summary**

The Grange Association has reviewed application [23/00687/FUL](#) and submits this objection to:

- (a) the design of the garage conversion as a fully self-contained dwelling which will facilitate a future application for change of use to short-term-letting or for sale as a separate planning unit;
- (b) the conversion of a structure that is well forward of the building line in Hatton Place into habitable accommodation with a new entrance immediately onto the pavement;
- (c) the inadequacy of the submitted documentation, in that there is no plan showing the proposals for the first floor of the garage conversion and hence the extent and nature of the accommodation proposed; and
- (d) the loss of off-street parking for two vehicles.

More specifically, our objections relate to incompatibilities with:

- Policy ENV3 in the Local Development Plan ([LDP – Nov 2016](#)) (Development within the curtilage of a listed building) and its successors in [NPF4](#);
- [Edinburgh Design Guidance](#): Integration with existing buildings and spaces; and
- [Householder Guidance](#): Buildings within the residential curtilage.

**2. (a) Separate self-contained accommodation**

The application includes the conversion of the double garage into self-contained living accommodation with a kitchen and bathroom and a separate street entrance from Hatton Place. Regardless of the present owners' intentions for this new unit, it would be economically attractive to seek to divide the site and then offer this new unit for sale or rent as a short-term-let. The proposed room layout does not appear compatible with an outbuilding that is "*ancillary to the enjoyment of the dwelling house*", which would require some dependency on the main house.

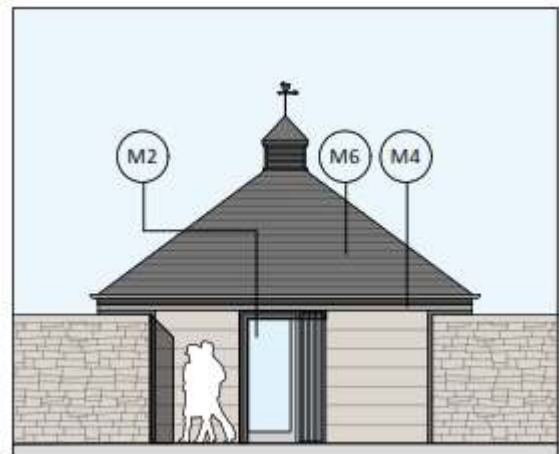


51 Lauder Road EH9 1UE – Garage fronting Hatton Place (Google Streetview Sep-2022)

51 Lauder Road is a fine [B-listed villa](#) and the creation of an additional dwelling within its grounds will diminish the character of the property. LDP Policy ENV3 seeks to protect the character and appearance of listed buildings and the present proposal therefore contravenes ENV3.

*Development within the curtilage or affecting the setting of a listed building will be permitted only if not detrimental to the architectural character, appearance or historic interest of the building, or to its setting.*

LDP Policy ENV3



Proposed North elevation onto Hatton Place

Moreover, the [Householder Guidance](#) makes specific reference to outbuildings on residential sites (whether listed or not) (page 15):

*“Buildings within the residential curtilage..... will be assessed for their impact on the amenity of the area and on neighbouring property .. in the same way as extensions. Some points to note when planning your development:*

- *the use must be ancillary to the “enjoyment of the dwelling house”; for instance, gardening, maintenance or hobbies, and not for a commercial business”.*

We note the marked similarities between the present proposal in Lauder Road / Hatton Place and the 2018 proposal at 42 Grange Road EH9 1UN. The comments of the Case Officer for that application [18/10070/FUL](#) (which is not a listed building) appear very relevant to the present application with similar factors creating similar incompatibilities with LDP Policies and the Edinburgh Design Guidance.

A new dwelling in the garden grounds of the villa would be inappropriate in terms of positioning and would fail to contribute positively towards a sense of place and would be damaging to the character and appearance of the area around it. It would be incompatible with the original building. It is therefore contrary to Policies Des 1, Des 4, Des 12 and the Edinburgh Design Guidance.

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The loss of the existing unattractive garage structure is not justification for the building of a new dwelling in this area.

*18/10070/FUL Handling Report, refusing planning consent*

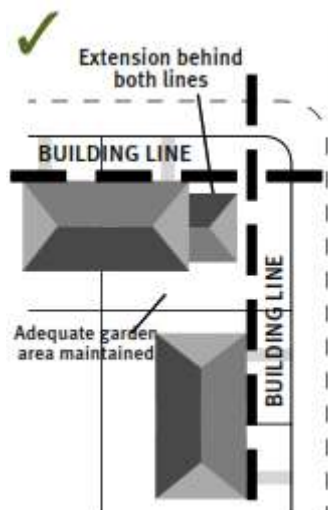
We request that the proposals for a fully self-contained dwelling with its own street entrance and no dependency on the main house be refused.

### 3. (b) Breach of building line

We acknowledge that the existing garage building has been in place for many years. Nonetheless, this is not a dwelling and, if it did not exist, any application for a new structure on that footprint, abutting right up to the pavement in Hatton Place, would be refused. Indeed, even an application for a garage on that footprint would now be refused, given the [Householder Guidance \(page 19\)](#):

*Garages or car-ports must have at least a 6 metre driveway in front to allow vehicles to draw in completely off-street.*

*Householder Guidance, page 19*



*Householder Guidance (page 10)*

We do not consider that the presence of a former garage should be used to justify permission for the construction of habitable accommodation in a location that would otherwise not be granted.

The garage building breaches the building line on Hatton Place. The Householder Guidance makes special mention of corner sites and the importance of protecting the two building lines from the two streets.

*Extensions that project beyond the principal elevation line are not generally allowed unless this fits in with the local character of the street. 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.*

*Householder Guidance, page 10*

More specifically, the proposal is contrary to the [Edinburgh Design Guidance](#) (Jan 2020), which makes the following provisions relating to “Historic Environment” (page 13):

*Development should relate to the historic context in terms of the following principles:*

- [...]
- *Facades should respond to the rhythm, scale and proportion of neighbouring properties.*
- *Development should **respect the established building line.***
- *The density and architectural style of new development should respect the scale, form and grain of the historic context.*
- [...]
- *Development should retain significant gaps or open spaces which contribute to the street scene or provide the setting for buildings of architectural or historic importance.*

*Edinburgh Design Guidance (page 13)*

#### **4. (c) Inadequacies of submitted documentation**

The drawings submitted with the application do not show the proposed first floor room layout for the garage conversion. It is therefore not possible to determine the extent to which the proposals are for overnight accommodation or for working areas (or both) and hence the effect they will have on neighbouring properties and their amenity.

#### **5. (d) Loss of off-street parking**

The property currently has the use of a double garage. The proposals would remove all off-street parking and would require any vehicles to be stored on the street, further degrading the visual amenity of the area. The [Householder Guidance \(page 19\)](#) requires the number of off-street parking spaces to be maintained. If they are to be lost, then the property’s entitlement to on-street parking permits should be reduced correspondingly.

*Where the provision of parking was part of the original grant of consent, the number of parking spaces should be maintained. Loss of a parking space (eg by the conversion of a garage) may, in a controlled parking area, affect the householder’s right to obtain a parking permit.*

*Householder Guidance (page 19)*

#### **6. Conclusions**

We request that the elements of the application relating to the conversion of the garage to habitable accommodation be refused.

**Grange Association  
17 March 2023**