

Planning Application 23/02502/FUL - 17 South Oswald Road EH9 2HQ

OBJECTION from Grange Association

30 June 2023

We have reviewed planning application [23/02502/FUL](#) and submit this objection concerning the form and inappropriate materials for the first floor extension, contrary to conservation area guidance.

The proposed form, massing and materials of this extension would be contrary to Policies 7d and 7e in the National Planning Framework 4 (NPF4):

Development proposals in or affecting conservation areas will only be supported where the character and appearance of the conservation area and its setting is preserved or enhanced. Relevant considerations include the:

- i. architectural and historic character of the area;*
- ii. existing density, built form and layout; and*
- iii. context and siting, quality of design and suitable materials.*

NPF4 policy 7d

Development proposals in conservation areas will ensure that existing natural and built features which contribute to the character of the conservation area and its setting, including structures, boundary walls, railings, trees and hedges, are retained.

NPF4 policy 7e

Although unlisted, the villa that forms 17 South Oswald Road is a fine example of the architecture that characterises the Grange Conservation area. It has a classic form with stone walls and a pitched slate roof. The present single-storey Eastern extension also has a slate roof and is sympathetic to the form and materials of the main villa.



Existing north (front) elevation

By contrast, the proposed two-storey extension would introduce alien materials and have a box-like form wholly discordant with the character of the conservation area.



Proposed north (front) elevation

The excessive massing of the first-floor extension, metal-clad and cantilevered out over the existing ground-floor building, would have the appearance of a shipping container having been placed on the building. It would not appear subservient to the main villa.

We request that the application, in its present form, be refused.

Grange Association
30 June 2023