

Planning Application 23/02279/FUL - 4 Cumin Place EH9 2JX

OBJECTION from Grange Association

16 June 2023

We have reviewed planning application [23/02279/FUL](#) and submit this objection.

The current vehicle entrance is 2.67m wide. We note that 2.55m is the width of the latest [3-axle Lothian Buses](#) but, even so, modern cars and drivers can require wider entrances than in the past. This proposal is for a widening by 1.0m to 3.67m, with the associated destruction of 1m of the high stone boundary wall to the north that is characteristic of the conservation area.

The [Householder Guidance \(page 19\)](#) specifies a maximum 3m width for vehicle entrances. Therefore, we do not accept that widening to any more than 3m is either necessary or acceptable.

The National Planning Framework 4 (NPF4) includes at Policy 7e a requirement to preserve and enhance the special character and appearance of conservation areas, including boundary walls.

*7e: 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

We therefore request that the applicant be invited to modify the proposals such that the entrance is no wider than 3m, consistent with the Householder Guidance.

**Grange Association
16 June 2023**