

Planning Application 23/02427/FUL - 13 Kilgraston Road EH9 2DX

OBJECTION from Grange Association

14 July 2023

We have reviewed planning application [23/02427/FUL](#) and submit this objection, concerning the proposed width of the vehicle entrance.

The proposal is to widen the entrance to 4.5m, with the consequent destruction of over 1m of the high stone rubble boundary wall, which is characteristic of the conservation area. The [Householder Guidance \(page 19\)](#) specifies a maximum 3m width for vehicle entrances. Therefore, we would not normally accept that widening to any more than 3m is either necessary or acceptable. (The [largest Lothian Buses](#) are only 2.55m wide.)

Moreover, we note that 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



However, we concede that, in this case, the applicant is constrained by the geometry of the driveway, with the front (South) boundary wall at an angle of only 60° to the side boundary wall with the Eastern neighbour. The driveway is in line with the side wall and so the entrance gate is angled across the driveway. Thus, to preserve a 3m driveway width through the gate opening, a gate length of about 3.5m would be required, as shown in the diagram above.

The site benefits from clear sightlines to the West towards the corner with Kilgraston Road and there are no vehicle or pedestrian safety matters that could require any greater opening width, especially given the installation of the vehicle turntable which will ensure that vehicles can both enter and exit travelling forwards.

We therefore request that the applicant be invited to modify the proposals such that the width of the opening in the boundary wall is no greater than 3.5m, consistent with NPF4 Policy 7e, and the Householder Guidance.

Grange Association
14 July 2023