

## Planning Application 23/02361/FULSTL - Garage 20m East of 21 St Catherine's Place EH9 1NU

### OBJECTION from Grange Association

14 July 2023

We have reviewed planning application [23/02361/FULSTL](#) and submit this objection.

Our objection is principally to the use of public land to compensate for the loss of off-street parking but we also challenge the suitability of the site in principle for a Short-Term Let. The proposal is a purely commercial venture, to create a Short-Term Let property by the conversion of a garage and off-street parking space that has been an integral part of the residential dwelling at 21 St Catherine's Place. The proposal is to create a separate planning unit that will have its own access and street address and so would be suitable for a future sale, separate from the parent house in St Catherine's Place.

Residential on-street parking is in high demand in Sciennes Road and more widely in the Zone 7 area, such that dispensations are temporarily in place for parking outwith the Zone boundary in adjacent roads. The Council has declared its [intention to withdraw](#) those dispensations.

We note that the [Householder Guidance](#) is clear at page 19:

*"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 (e.g. by the conversion of a garage) may, in a controlled parking area, affect the householder's right to obtain a parking permit."*

Therefore, if you are minded to grant the change of use to a Short-Term Let for this site, we request that you place a condition to ensure that the applicant is not simply adopting public land (i.e. on-street resident parking spaces) in exchange for the private land that is being converted to commercial use. This is especially relevant given the current use of the property as garaging for a commercial taxi which would require to be kept, cleaned and serviced on the public street. The condition should reduce by two the number of resident parking permits available to the occupants of 21 St Catherine's Place (such condition to survive change of ownership).

Moreover, we dispute that the site is suitable for a Short-Term Let in principle. We note that the application mischaracterises the Sciennes Road area to imply that it is wholly suited to Short-Term Lets. We challenge the following assertion in the Supporting Planning Statement (para 2.1.4):

*"...the area is not some sleepy suburb, but a central district of the capital where some ambient noise and ongoing activity is to be expected."*

Rather, we consider that Sciennes Road retains a residential ambience, especially towards its Eastern end by St Catherine's Place, and remains predominantly residential and is quiet in the evenings and weekends. The applicant's Statement goes on (para 2.1.5) to imply that Sciennes Road is a major thoroughfare which, since the closure of the road to motor vehicles outside Sciennes Primary School, it certainly is not.

We request that the application be refused.

**Grange Association**

**14 July 2023**