

Planning Application 21/04296/VAR3 - 42 Grange Road EH9 1UN

OBJECTION from Grange Association

21 November 2021

The Grange Association has reviewed application [21/04296/VAR3](#) and submits this objection. We recognise that applications for non-material variations do not invite comments but we wish to lodge our concerns about this incremental over-development of this gap site.

1. Background and history

The earlier application [18/10070/FUL](#) for a new property on this site was refused in March 2019. The refusal cited the Grange Conservation Area Character Appraisal and referred to “the erosion of the established character of the area of large houses with leafy garden spaces between those houses”.

The Case Officer’s Handling Report noted:

This part of the conservation area is characterised by large villas in substantial garden grounds. Building an additional house within the garden area of the application property would be at odds with the urban grain of the area. The proposals would result in the erosion of the established character of the area of large houses with leafy garden spaces between those houses, a risk identified in the GCACA [Grange Conservation Area Character Appraisal], and to the detriment of the character of the conservation area.

.....

...the gradual diminution of the traditional urban grain of large houses separated by garden grounds is occurring as a result of [] new developments. The cumulative impact of these types of developments is adversely impacting the character of the Grange Conservation Area.

18/10070/FUL Handling Report, refusing planning consent



Proposal 18/10070/FUL - refused

The Handling Report continued:

The proposed dwelling will have far more visual impact from Grange Road than the existing structure and will adversely impact the appearance of green gardens and sense of generous space that is highlighted in the GCACA. The proposed new dwelling is contrary to Policy Env 6 of the LDP in that it neither preserves nor enhances the special character and appearance of the conservation area, is inconsistent with the relevant CACA and does not demonstrate a high level of design suitable to its historic environment.

18/10070/FUL Handling Report, refusing planning consent

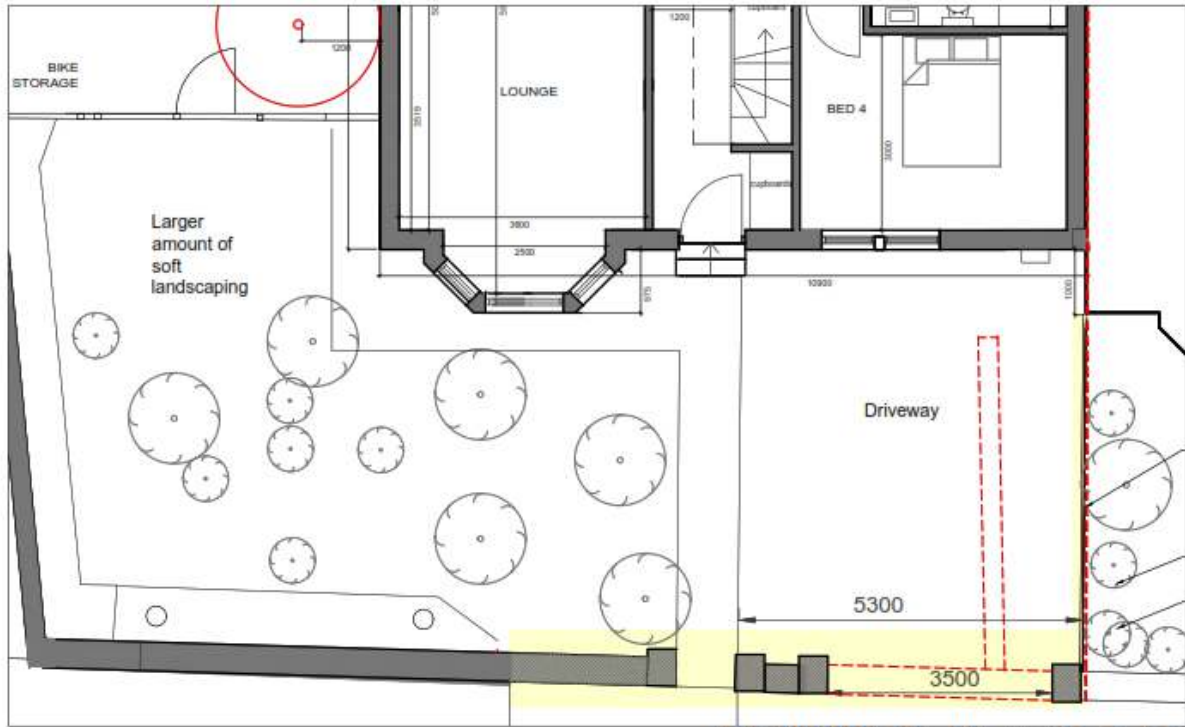
The applicant appealed the refusal to the LRB. This was considered as [19/00047/REVREF](#) at the LRB meeting on 29 May 2019 which decided to overturn the refusal and to grant planning permission.

After receiving this grant of planning permission to create a new dwelling, the property was offered for sale at the end of 2019 as two separate lots and the original applicant moved away. The new owner applied for a series of three Non-Material Variations to increase the scope of the consented new dwelling. In its form consented on appeal to the LRB, it was to be a single storey two-bedroom accessible home. Following the approval of [18/10070/VAR3](#), the scope increased to become a two-storey, four-bedroom plus study, three-bathroom new house.

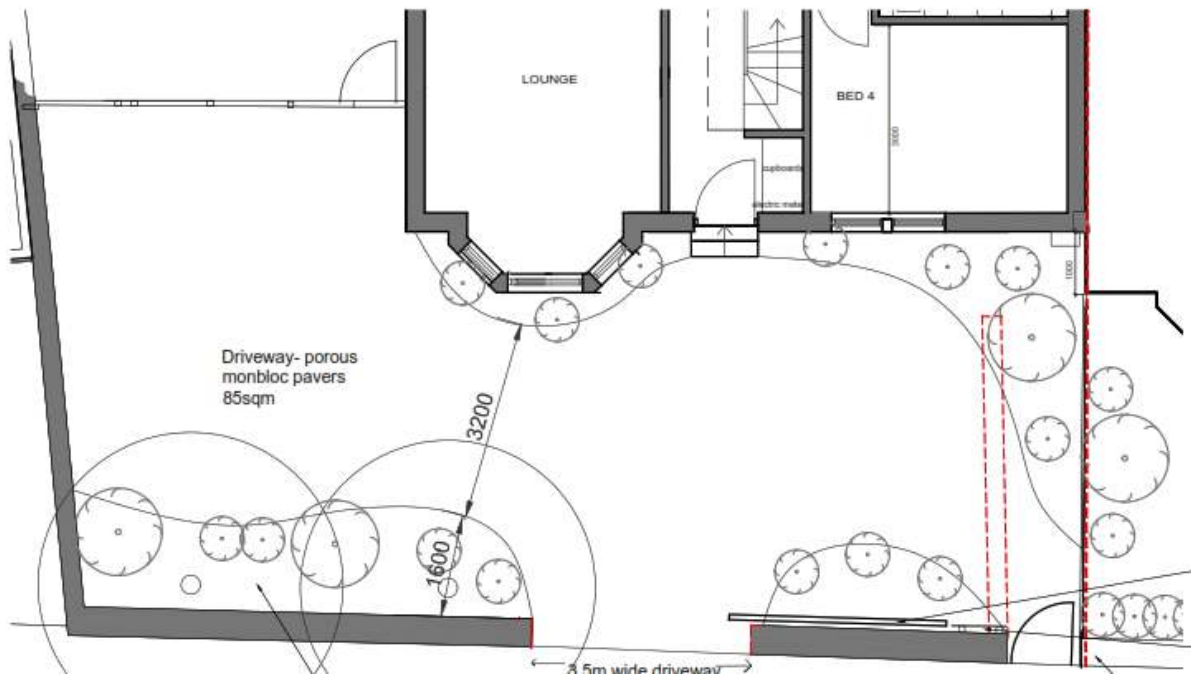
Despite having this grant of planning permission, a further new application [21/04296/FUL](#) sought to expand the scope still further with the addition of dormer windows front and rear, one with a balcony overlooking the rear garden, and a redesign to create a gable with new window. This gave the upstairs bedrooms and the study more light and space. That application was granted in May 2022.

2. Objection to further loss of soft landscaping on the site

We endorse the concerns of the original Case Officer for [18/10070/FUL](#) about the loss of green garden spaces. We therefore object to the further erosion of what little soft landscaping was to be left in the front garden of this new property.



As approved for [21/04296/VARY](#)



As proposed for [21/04296/VAR3](#)

This latest proposal would remove almost all of the soft landscaping from the frontage. The Council's [Householder Guidance \(page 19\)](#) specifies:

*“A parking space will normally be allowed if the front garden is at least 6 metres deep, with a **maximum area of 21 square metres or 25% of the front garden**, whichever is the greater.”*

The proposed area of hard standing in this application is approximately 85m² and is well in excess of 25% of the front garden.

We request that this variation request be declined and that the existing permission is 'Not Varied'.

**Grange Association
21 November 2021**