

Planning Application 23/06976/FUL - 16 Dalrymple Crescent EH9 2NX

OBJECTION from Grange Association

28 December 2023

We have reviewed planning application [23/06976/FUL](#) and submit this objection, concerning the proposed width of the vehicle entrance.

The proposal is to widen the entrance from 3.0m to 4.3m, with the consequent destruction of over 1m of the low stone boundary wall and wrought iron railings, which are 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 and railings.

*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 note that this vehicle entrance serves two properties. However, we consider that this should make no difference to the assessment of the acceptable width of a single entrance. If there were to be a boundary wall in traditional style between the properties, that could alter our assessment, but in the absence of any partition, the creation of a stark single opening of 4.3m would be alien to the conservation area and harmful to its appearance. We note that the Title Deeds of the two neighbouring properties (Nos 15 and 16) have mutual burdens requiring that they share the vehicle access and do not obstruct the other from accessing their garage.

We therefore request that the applicant be invited to modify the proposals to delete the elements requiring the destruction of the front boundary wall and railings, such that the width of the opening in the boundary wall remains no greater than 3m, consistent with NPF4 Policy 7e, and the Householder Guidance.

**Grange Association
28 December 2023**