

Planning Application 24/02190/FUL - 22 Dalrymple Crescent EH9 2NX

OBJECTION from Grange Association

31 May 2024

We have reviewed planning application [24/02190/FUL](#) and submit this objection, concerning the proposed width of the vehicle entrance and the driveway.

The proposal is to widen the entrance to 3.9m and the driveway to 4.3m, with the consequent destruction of almost 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. The entrance is already 3m wide and therefore we do not accept that any widening of the entrance is either necessary or acceptable. (The [largest Lothian Buses](#) are only 2.55m wide.)

We infer that the intention is to be able regularly to park two vehicles side by side on the enlarged driveway, which would be 4.3m wide throughout. This would materially degrade the appearance of the property from the road, stretching beyond the frontage of the garage to obscure the frontage of the main villa.

The [Householder Guidance \(page 19\)](#) specifies, for parking in a front garden, “a maximum area of 21 square metres or 25% of the front garden, whichever is the greater”. The proposal here is for an area of 36m² consuming over 38% of the front garden and so is not compliant with the guidance.

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 therefore request that the applicant be invited to modify the proposals to remove the widening of the entrance, consistent with NPF4 Policy 7e, and to reduce the width of the proposed driveway such that it consumes no more than 25% of the front garden, consistent with the Householder Guidance. In the absence of such changes, we request that the application be refused.

Grange Association
31 May 2024