

Planning Application 25/01245/FUL - 37 Sciennes Road EH9 1NS

OBJECTION from Grange Association

17 April 2025

We have reviewed planning application [25/01245/FUL](#) and submit this objection, relating to the materials proposed for the new dormers and the garage roof.

The site is within the Grange Conservation Area and is prominent on Sciennes Road, with the front elevation readily visible from the street.

The proposals include zinc roofing for the large expanse of the extension, replacing the slate roof of the present garage. We request that a slate roof be required for the extension, to match the roofing characteristic of the street.

We also note that the documentation is silent about the materials proposed for the new dormers. We request that these should have slate cheeks and timber-framed windows. Proposals to use zinc for the box dormers at 15 Palmerston Road EH9 1TL were assessed in 2023 for [21/06727/VARY](#) where the Case Officer determined:

“The as submitted scheme under [21/06727/FUL](#) proposed all zinc box dormers. This was not considered to be compatible with the character of the existing building or the conservation area. An amended scheme, with the introduction of slate sides to the box dormers, received planning permission. This altered arrangement was deemed more appropriate for a traditional property located within a historic environment.

*“This variation request includes the removal of the slate sides to the box dormers or the return to the design as submitted under 21/06727/FUL. There has been no change in the character of the application site, its surroundings or the desired outcomes of the Development Plan when it comes to the preservation and enhancement of historic assets and places between the granting of planning permission and the receipt of this variation request. **All zinc box dormers are still considered to constitute an unsympathetic alteration of a traditional property and a change which would not be in keeping with the aims of the conservation area.**”*

We request that the applicants be invited to make explicit in the documentation the materials to be used for the new dormers, which should include slate sides. In the absence of such specification, we request that the proposal be refused.

Grange Association
17 April 2025