

Planning Application 26/00490/FUL - 21 Hope Terrace EH9 2AP

OBJECTION from Grange Association

6 March 2026

We have reviewed planning application [26/00490/FUL](#) and submit this objection, concerning the excessive widening of the vehicle entrance, with the destruction of a length of 835mm of the high boundary wall, characteristic of the conservation area.

Concerning vehicle access, the [Householder Guidance \(page 13\)](#) specifies: “*Vehicular access of no more than 3 metres wide.*” We acknowledge that the existing access at 2.79m could benefit from widening to 3m but we would not wish to see the stone pier lost as a consequence. The proposed entrance of 4.7m is excessive and would present a stark metal barrier, creating a fortified appearance of the property.

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**”.*

The application site lies within the Grange Conservation Area. Hope Terrace retains much of the character described in the Grange Conservation Area Character Appraisal:

Page 23: *“The typical, high stone walls of the Grange add to its sense of visual and physical seclusion...”*

We request that the applicant be invited to modify the proposals such that stone pier is preserved, albeit moved to the East, such that a single entrance of 3.9m is created, serving both vehicles and pedestrians. The new gates can be designed to facilitate pedestrian entrance without opening the main vehicle gates.

In the absence of such an amendment to preserve the stone wall, we request that the application be refused.

Grange Association
6 March 2026