

# Stockbridge and Inverleith Community Council



John Mciver  
Edinburgh Planning Department,  
Edinburgh EH8 8BG

31<sup>st</sup> July 2014

Dear Mr Mciver

## **Objection to Application No. 14/02706/FUL at 20 Inverleith Terrace Lane**

Stockbridge and Inverleith Community Council objects to the above application. The objection is based on the following policies:

- 1) Policy Des 1 - Design Quality and Context. It is *'an inappropriate design'* for the character and appearance of the area around it. The design does not draw on the positive characteristics of the area around as required by Des 1 and it does not fit either with the houses around or with the house of which it will be an extension. It does not *"reinforce a sense of place"* as the semicircular end with zinc cladding is inappropriate for the character of the present building and of the quiet back public path alongside the railings. The garden with its row of lime trees emphasises the rural feel of this area and this path is part of Edinburgh's green corridors.
- 2) Similarly the development does not accord with Policy Des 3 - Development Design as it will have a negative impact on its setting which can be viewed from the Rocheid Path, the green corridor that runs alongside the railings of No.20 Inverleith Terrace Lane. The development's bulk and inappropriate design and materials will spoil the rural feel of this area.
- 3) The design does not fit with part 1 of Policy Des 11 – Alterations and Extensions, or with other guidelines for extensions on houses. This proposed extension is not compatible with the character of the existing building (No.20) in its design and form and in choice of materials and positioning as required by policy Des11.
- 4) It does not fit with the Inverleith Character Appraisal as it is out of character and does not *'preserve or enhance'* the Inverleith Conservation Area as required by Env 6.
- 5) Inverleith Terrace Lane is part of a pedestrian and cycle path network. This lane is used by pedestrians, children and dogs as well as cyclists and more cars would make it less safe.

For the above reasons the Community Council objects to the application and asks that you refuse it.

Yours sincerely

Pam Barnes

Planning Officer, Stockbridge and Inverleith Community Council