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THE CITY OF EDINBURGH COUNCIL

Mr Grant Davidson.
2 Roseburn Avenue
Edinburgh
EH12 5PA

Decision date: 5 July 2021

TOWN AND COUNTRY PLANNING (SCOTLAND) ACTS
DEVELOPMENT MANAGEMENT PROCEDURE (SCOTLAND) REGULATIONS 2013

To create a driveway in front garden (AMENDED).
At 2 Roseburn Avenue Edinburgh EH12 5PA

Application No: 21/01281/FUL

DECISION NOTICE

With reference to your application for Planning Permission registered on 22 March 2021, this has been decided by **Local Delegated Decision**. The Council in exercise of its powers under the Town and Country Planning (Scotland) Acts and regulations, now determines the application as **Refused** in accordance with the particulars given in the application.

Any condition(s) attached to this consent, with reasons for imposing them, or reasons for refusal, are shown below;

Conditions:-

Please see the guidance notes on our decision page for further information, including how to appeal or review your decision.

Luke Vogan, Planning Officer, Householders Area Team, Place Directorate.
Email luke.vogan@edinburgh.gov.uk,
Waverley Court, 4 East Market Street, Edinburgh, EH8 8BG

Drawings 01B 02B, represent the determined scheme. Full details of the application can be found on the Planning and Building Standards Online Services

The reason why the Council made this decision is as follows:

The proposed development does not meet the minimum size requirements in terms of depth as recommended by the Roads Authority and highlighted in the non-statutory Guidance for Householders. The proposal will also have a significant impact on neighbouring amenity. Therefore, the proposal is not in accordance with LDP policies Des 12, Tra 2 and, the non-statutory Guidance for Householders and is not acceptable.

This determination does not carry with it any necessary consent or approval for the proposed development under other statutory enactments.

Should you have a specific enquiry regarding this decision please contact Luke Vogan directly at luke.vogan@edinburgh.gov.uk.

Chief Planning Officer
PLACE
The City of Edinburgh Council

NOTES

1. If the applicant is aggrieved by the decision to refuse permission for or approval required by a condition in respect of the proposed development, or to grant permission or approval subject to conditions, the applicant may require the planning authority to review the case under section 43A of the Town and Country Planning (Scotland) Act 1997 within three months beginning with the date of this notice. The Notice of Review can be made online at www.eplanning.scot or forms can be downloaded from that website. Paper forms should be addressed to the City of Edinburgh Planning Local Review Body, G.2, Waverley Court, 4 East Market Street, Edinburgh, EH8 8BG. For enquiries about the Local Review Body, please email localreviewbody@edinburgh.gov.uk.

2. If permission to develop land is refused or granted subject to conditions and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by carrying out of any development which has been or would be permitted, the owner of the land may serve on the planning authority a purchase notice requiring the purchase of the owner of the land's interest in the land accordance with Part 5 of the Town and Country Planning (Scotland) Act 1997.

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Report of Handling

Application for Planning Permission
2 Roseburn Avenue, Edinburgh, EH12 5PA

Proposal: To create a driveway in front garden (AMENDED).

Item – Local Delegated Decision
Application Number – 21/01281/FUL
Ward – B06 - Corstorphine/Murrayfield

Recommendation

It is recommended that this application be **Refused** subject to the details below.

Summary

The proposed development does not meet the minimum size requirements in terms of depth as recommended by the Roads Authority and highlighted in the non-statutory Guidance for Householders. The proposal will also have a significant impact on neighbouring amenity. Therefore, the proposal is not in accordance with LDP policies Des 12, Tra 2 and, the non-statutory Guidance for Householders and is not acceptable.

SECTION A – Application Background

Site Description

The property is a first floor flat within a four in a block flatted development. Located within a primarily residential area, with mixed uses within the surrounding vicinity. Corstorphine Road lies to the north of the property and Roseburn Public Park lies to the west of the property.

Description Of The Proposal

The application proposes the construction of a driveway to the front curtilage of the property. Works include the removal of the front boundary wall, hedge and, gate to form a vehicular entrance.

As amended, the application proposes paving blocks for the driveway, the installation of an electric vehicle charging point and, erection of gates across the new vehicular entrance.

Relevant Site History

21/00918/CLP
The formation of a driveway in the front garden.

Consultation Engagement

Transportation Planning

Publicity and Public Engagement

Date of Neighbour Notification: 5 July 2021
Date of Advertisement: Not Applicable
Date of Site Notice: Not Applicable
Number of Contributors: 1

Section B - Assessment

Determining Issues

Section 25 of the Town and Country Planning (Scotland) Act 1997 states - Where, in making any determination under the Planning Acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material considerations indicate otherwise.

Do the proposals comply with the development plan?

If the proposals do comply with the development plan, are there any compelling reasons for not approving them?

If the proposals do not comply with the development plan, are there any compelling reasons for approving them?

Assessment

To address these determining issues, it needs to be considered whether:

a) the proposed scale, form and design is acceptable and will not be detrimental to neighbourhood character;

b) the proposal will cause an unreasonable loss to neighbouring amenity;

c) any impact to roads and pedestrian safety;

d) any impacts on equalities or human rights are acceptable;

e) any comments raised have been addressed; and

f) conclusion.

a) Scale, form, design and neighbourhood character

Guidance for Householders states that "A parking space will normally be allowed if the front garden is at least 6 metres deep, with a maximum area of 21 square metres or 25% of the front garden, whichever is the greater."

The property is a top floor flat. The majority of the garden ground pertaining to the property lies to the rear. The driveway as proposed measures an area of 15 sqms approximately, 5.6 metres in depth and 2.75 metres in width. The proposed development would occupy most of the garden ground pertaining to the front curtilage of the property. The proposed driveway falls short of the required depth of 6 metres for a driveway and, occupies an area greater than 25% of the front garden ground pertaining to the property as stated in the Guidance for Householders. As amended the scale of the driveway is not accordance with the non-statutory Guidance for Householders and is not acceptable.

As amended, the application proposes an electric charging point and gates across the front of the driveway. These are of an acceptable scale, form and design and would not have a significant impact to the character of the surrounding area.

In terms of form and design, the amended application proposes a number of alterations to the scheme, namely the surface materials. The revised scheme proposes a permeable block surface to replace the lose stones as originally proposed. The proposed materials for the driveway are in accordance with the non-statutory Guidance for Householders and would be acceptable.

As amended the scale of the driveway is not accordance with the non-statutory Guidance for Householders and is not acceptable.

The proposals do not comply with Local Development Plan Policies Des 12, Tra 2 and the non-statutory Guidance for Householders.

b) Neighbouring amenity

As amended, the proposals have been assessed against requirements set out in the non-statutory Guidance for Householders to ensure there is no unreasonable loss to neighbouring amenity with respect to privacy, overshadowing and loss of daylight or sunlight.

Regarding concern raised for the location of the driveway and the impact to neighbouring amenity specifically, the immediate outlook from the neighbouring property on the ground floor. The proposed driveway would allow a vehicle to park within the front curtilage of the property, adjacent to the bay window to the neighbouring property on the ground floor. The non-statutory Guidance for Householders suggests development that blocks the immediate outlook of a dwelling is not appropriate. It is acknowledged the driveway is located to one side of the neighbouring bay window and is separated by a low boundary fence however, the boundary treatment as existing is not sufficient to mitigate the impact to the neighbouring amenity. Regular use of this area as a driveway will have an impact to neighbouring amenity both in terms of neighbouring outlook and disturbance from vehicular usage.

The proposals as amended, do not comply with Local Development Plan Policy Des 12 and the non-statutory Guidance for Householders regarding neighbouring amenity and therefore, are not acceptable.

c) Road safety

LDP Policy Tra 2 (Private Car Parking) states:

"Planning permission will be granted for development where proposed car parking provision complies with and does not exceed the parking levels set out in Council guidance."

The Roads Authority has been consulted on the application. The Authority raised no concerns for roads or pedestrian safety however, they highlighted concern for the length of the driveway. At 5.6 metres long, the proposed driveway does not meet the required length of six metres as recommended in the non-statutory Guidance for Householders.

The proposed development is contrary to LDP policy Tra 2 and the non-statutory Guidance for Householders and therefore is not acceptable.

d) Equalities and human rights

This application was assessed in terms of equalities and human rights. No impact was identified.

e) Public comments

One comment in objection to the proposal has been received.

Material considerations:

Concern raised for proposed surface materials - this is addressed in section a);
Concern proposal is contrary to guidance in length and area of garden covered - this is addressed in section a);
Concern raised for location of the proposed driveway in front of neighbouring window and consequent impact to neighbouring amenity - this is addressed in section b);
Concern raised for immediate outlook from neighbouring window - this is addressed in section b); and,
Concern raised for road and pedestrian safety - this is addressed in section c).

Non-material considerations:

Concern raised for impact to views.
Concern raised for loss of on-street parking spaces.

e) Conclusion

In conclusion, whilst the proposal is not out with the character of the surrounding area, due to the location and limitations of the site, the proposed driveway does not meet the minimum size requirements in terms of depth as recommended by the Roads Authority

and highlighted in the non-statutory Guidance for Householders. The proposal will also have a significant impact on neighbouring amenity and therefore, the proposal is not in accordance with LDP policies Des 12, Tra 2 and, the non-statutory Guidance for Householders.

Section C - Conditions/Reasons/Informatives

The recommendation is subject to the following;

Background Reading/External References

To view details of the application go to the Planning Portal

Further Information - Local Development Plan

Date Registered: 22 March 2021

Drawing Numbers/Scheme

01B □ 02B

Scheme 3

David Givan
Chief Planning Officer
PLACE
The City of Edinburgh Council

Contact: Luke Vogan, Planning Officer
E-mail:luke.vogan@edinburgh.gov.uk

Appendix 1

Consultations

NAME: Transportation Planning
COMMENT:The application should be refused.
Reasons:
1. The proposed driveway does not meet the guidelines with respect to length, which should be a minimum of 6m to prevent vehicles overhanging the footway.

Comments for Planning Application 21/01281/FUL

Application Summary
Application Number: 21/01281/FUL
Address: 2 Roseburn Avenue Edinburgh EH12 5PA
Proposal: To create a driveway in front garden .
Case Officer: Luke Vogan

Customer Details
Name: Mr Strath Slater
Address: 4 Roseburn Avenue Edinburgh

Comment Details
Commenter Type: Neighbour-Residential
Stance: Customer objects to the Planning Application
Comment Reasons:
Comment:Adverse impact on residential amenity, contrary to the Guidance for Householders. Proposed driveway will be formed within view of a habitable room (living room) of a neighbouring property. Vehicles parked on the proposed driveway will block views toward street from N and SE facing panes of 3 pane bay window.

Road and pedestrian safety (proximity to primary school). Wall to SW completely blocks view of public footway and road. Hedge to NE obscures (but does not fully block) view of public footway and road. A driver exiting the proposed driveway will only have a clear view of the public footway and road once their vehicle is half-way across the public footway.

Loss of 1 (potentially 2) on-street parking space(s) due to lowering of kerb and installation of driveway. Availability of on-street parking is recognised as a serious issue in the Roseburn area and parking controls are currently under consideration by Edinburgh City Council.

Surface for full length of proposed driveway is loose chips. First two meters will not be paved - chips will spill out onto the public footway.

Length of proposed driveway is under 6m and area greater than 25% of garden, contrary to the City Council's Guidance for Householders (February 2019) .

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MEMORANDUM

To: Planning Officer
Luke Vogan

From: Transport
Steven Saunders

Our Ref: 21/01281/FUL

21/01281/FUL
2 ROSEBURN AVENUE
EDINBURGH
EH12 5PA

TRANSPORT CONSULTATION RESPONSE

Summary Response

The application should be refused.

Reasons:

1. The proposed driveway does not meet the guidelines with respect to length, which should be a minimum of 6m to prevent vehicles overhanging the footway.

Full Response

The application should be refused.

Reasons:

1. The proposed driveway does not meet the guidelines with respect to length, which should be a minimum of 6m to prevent vehicles overhanging the footway.

Steven Saunders

TRANSPORT
Steven Saunders
Transport Officer

Steven Saunders, Transport Officer, Place, Transport.
Waverley Court, 4 East Market Street, Edinburgh, EH8 8BG

THE CITY OF EDINBURGH COUNCIL

Business Centre G.2 Waverley Court 4 East Market Street Edinburgh EH8 8BG Email: planning.support@edinburgh.gov.uk

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100475077-001

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

Applicant or Agent Details

Are you an applicant or an agent? * (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application) ☒ Applicant ☐ Agent

Applicant Details

Please enter Applicant details

Title:	Mr	You must enter a Building Name or Number, or both: *	
Other Title:		Building Name:	
First Name: *	Grant	Building Number:	2
Last Name: *	Davidson	Address 1 (Street): *	Roseburn Avenue
Company/Organisation		Address 2:	Midlothian
Telephone Number: *	[redacted]	Town/City: *	Edinburgh
Extension Number:		Country: *	Scotland
Mobile Number:		Postcode: *	EH12 5PA
Fax Number:			
Email Address: *	[redacted]		

Site Address Details

Planning Authority: City of Edinburgh Council

Full postal address of the site (including postcode where available):

Address 1: 2 ROSEBURN AVENUE

Address 2: ROSEBURN

Address 3:

Address 4:

Address 5:

Town/City/Settlement: EDINBURGH

Post Code: EH12 5PA

Please identify/describe the location of the site or sites

Northing 673010 Easting 322820

Description of Proposal

Please provide a description of your proposal to which your review relates. The description should be the same as given in the application form, or as amended with the agreement of the planning authority: *
(Max 500 characters)

I am appealing the decision to refuse my proposal to create a driveway in my front garden, install an electric charging point to charge my electric vehicle and allow me to continue working as a driving instructor. I propose to lower the kerb at the front of the house and install gates this will also allow me to ride my motorbikes safely from the back garden onto the street safely. I will plant a hedge along the boundary between myself and the neighbour and install water permeable paving.

Type of Application

What type of application did you submit to the planning authority? *

☐ Application for planning permission (including householder application but excluding application to work minerals).

☒ Application for planning permission in principle.

☐ Further application.

☐ Application for approval of matters specified in conditions.

What does your review relate to? *

☒ Refusal Notice.

☐ Grant of permission with Conditions imposed.

☐ No decision reached within the prescribed period (two months after validation date or any agreed extension) – deemed refusal.

Statement of reasons for seeking review

You must state in full, why you are a seeking a review of the planning authority's decision (or failure to make a decision). Your statement must set out all matters you consider require to be taken into account in determining your review. If necessary this can be provided as a separate document in the 'Supporting Documents' section: * (Max 500 characters)

Note: you are unlikely to have a further opportunity to add to your statement of appeal at a later date, so it is essential that you produce all of the information you want the decision-maker to take into account.

You should not however raise any new matter which was not before the planning authority at the time it decided your application (or at the time expiry of the period of determination), unless you can demonstrate that the new matter could not have been raised before that time or that it not being raised before that time is a consequence of exceptional circumstances.

Neither living in a conservation area nor a listed building I feel that the local authority should have a rethink and give householders the right to create driveways for electric vehicles. Personally I will plant a hedge between the neighbour and I, growing it no higher than door height of the car so as not to block out any light nor impact their view. The car will only be parked there to charge overnight (less expensive) which they will not see as I will be out at work in daylight hours.

Have you raised any matters which were not before the appointed officer at the time the Determination on your application was made? * ☒ Yes ☐ No

If yes, you should explain in the box below, why you are raising the new matter, why it was not raised with the appointed officer before your application was determined and why you consider it should be considered in your review: * (Max 500 characters)

My neighbours below keep themselves to themselves which they have every right too, I spoke to them the day before I received the refusal letter where they informed me that they would also be looking to replace their car with an electric vehicle when their diesel car was "run into the ground". This suggests that they will also be seeking permission at some point to create a driveway and smacks of double standards. I will plant a fast growing hedge to hide my overnight parked car as a compromise.

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review and intend to rely on in support of your review. You can attach these documents electronically later in the process: * (Max 500 characters)

images of a similar property Image 1,Image 2

Application Details

Please provide the application reference no. given to you by your planning authority for your previous application. 21/01281/FUL

What date was the application submitted to the planning authority? * 22/03/2021

What date was the decision issued by the planning authority? * 05/07/2021

Review Procedure

The Local Review Body will decide on the procedure to be used to determine your review and may at any time during the review process require that further information or representations be made to enable them to determine the review. Further information may be required by one or a combination of procedures, such as: written submissions; the holding of one or more hearing sessions and/or inspecting the land which is the subject of the review case.

Can this review continue to a conclusion, in your opinion, based on a review of the relevant information provided by yourself and other parties only, without any further procedures? For example, written submission, hearing session, site inspection. *

☒ Yes ☐ No

In the event that the Local Review Body appointed to consider your application decides to inspect the site, in your opinion:

Can the site be clearly seen from a road or public land? * ☒ Yes ☐ No

Is it possible for the site to be accessed safely and without barriers to entry? * ☒ Yes ☐ No

Checklist – Application for Notice of Review

Please complete the following checklist to make sure you have provided all the necessary information in support of your appeal. Failure to submit all this information may result in your appeal being deemed invalid.

Have you provided the name and address of the applicant?. * ☒ Yes ☐ No

Have you provided the date and reference number of the application which is the subject of this review? * ☒ Yes ☐ No

If you are the agent, acting on behalf of the applicant, have you provided details of your name and address and indicated whether any notice or correspondence required in connection with the review should be sent to you or the applicant? * ☐ Yes ☐ No ☒ N/A

Have you provided a statement setting out your reasons for requiring a review and by what procedure (or combination of procedures) you wish the review to be conducted? * ☒ Yes ☐ No

Note: You must state, in full, why you are seeking a review on your application. Your statement must set out all matters you consider require to be taken into account in determining your review. You may not have a further opportunity to add to your statement of review at a later date. It is therefore essential that you submit with your notice of review, all necessary information and evidence that you rely on and wish the Local Review Body to consider as part of your review.

Please attach a copy of all documents, material and evidence which you intend to rely on (e.g. plans and Drawings) which are now the subject of this review * ☒ Yes ☐ No

Note: Where the review relates to a further application e.g. renewal of planning permission or modification, variation or removal of a planning condition or where it relates to an application for approval of matters specified in conditions, it is advisable to provide the application reference number, approved plans and decision notice (if any) from the earlier consent.

Declare – Notice of Review

I/We the applicant/agent certify that this is an application for review on the grounds stated.

Declaration Name: Mr Grant Davidson

Declaration Date: 20/09/2021

Proposal Details

Proposal Name	100475077
Proposal Description	I would like to appeal the decision to refuse my application for a driveway to allow access for my motorbikes which are kept in a shed in the back garden and to allow me to charge an electric car I require for business being a driving instructor.
Address	2 ROSEBURN AVENUE, ROSEBURN, EDINBURGH, EH12 5PA
Local Authority	City of Edinburgh Council
Application Online Reference	100475077-001

Application Status

Form	complete
Main Details	complete
Checklist	complete
Declaration	complete
Supporting Documentation	complete
Email Notification	complete

Attachment Details

Notice of Review	System	A4
Image 1	Attached	Not Applicable
Image 2	Attached	Not Applicable
Notice_of_Review-2.pdf	Attached	A0
Application_Summary.pdf	Attached	A0
Notice of Review-001.xml	Attached	A0


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From: Strath Slater <st[redacted]
Sent: 29 September 2021 19:25
To: Local Review Body
Subject: Response to Notice of Local Review No 21/01281/FUL
Attachments: IMG_20210929_184119_2.jpg; IMG_20210929_184041_1.jpg

Hi there,

With regards to the above, my wife and I would like to object to application 21/01281/FUL when it is considered at Local Review.

Our submission is as follows:

Objections to application 21/01281/FUL were based on the size of the site, obstructed view to the road and adverse impact on residential amenity. As there has been no material change to the physical or legal bounds of the site, the revised proposal does not and cannot address these issues. Specifically:

* Adverse impact on residential amenity, contrary to the Guidance for Householders. Proposed driveway will be formed within view of a habitable room (living room) of a neighbouring property. Vehicles parked on the proposed driveway will block views towards street from N and SE facing panes of 3 pane bay window (photos appended).
* Road and pedestrian safety (proximity to primary school). Wall to SW completely blocks view of public footway and road. Hedge to NE obscures (but does not fully block) view of public footway and road. A driver exiting the proposed driveway will only have a clear view of the public footway and road once their vehicle is half-way across the public footway.
* Loss of 1 (potentially 2) on-street parking space(s) due to lowering of kerb and installation of driveway. Availability of on-street parking is recognised as a serious issue in the Roseburn area.
* Length of proposed driveway is under 6m and area greater than 25% of garden, contrary to the City Council's Guidance for Householders (February 2019).

In response to the statement of reasons for seeking a review:
Planning permission is granted to the property, not to the individual. The applicant cannot guarantee that a future tenant or owner of the property will not occupy the driveway for extended periods of time with a larger vehicle.

Kind regards,

Strath and Fiona Slater.

Smile


Smile

[redacted]

[redacted]

[redacted]

[redacted]

[redacted]

From: [redacted]
Sent: 05 October 2021 23:47
To: Local Review Body <LocalReviewBody@edinburgh.gov.uk>
Cc: Gina Bellhouse <Gina.Bellhouse@edinburgh.gov.uk>
Subject: local review Application no 21/01281/FUL Grant Davidson

Dear Local review body,

I would like to address the issues with regards to my downstairs neighbour at NO. 4 while also suggesting a long term plan which may help 'Planning' with the influx of driveway planning applications that are likely to appear due to the rush to not only buy electric vehicles and home charge them but to reach net carbon zero.

The windows to which my neighbour refers face the same way as mine do and they face forward 31 degs North and the window facing my garden faces 70 degs East not as suggested in their response the light leaves our front gardens approx 10 am at the latest.

I have proposed planting at my own cost a fast growing hedge type plant which won't take up much room and will be grown to just above car door height.(I have previously attached photos of a modern development Peebles Terrace which has a very similar set up leaving only the windows and the slim roof profile visible to the neighbours window).

Light would not be affected due to the north and north east facing windows and seeing as the Fiona and Strath like the look of hedging this shouldn't be offensive and is also an environmentally friendly option.
They have chosen to grow large hedging at the front of their property so this should be agreeable.

As for pedestrian safety when exiting the proposed driveway I have suggested in my application that I would have to reverse into the proposed driveway as a means of charging the car as any charging point would be attached to the wall closest to the house.
This would mean driving forward as my neighbours Billy and Karen do at No6. Bearing in mind my job as a driving instructor and as an advanced driver would mean that you couldn't ask for anyone safer and better qualified to exit the proposed space.
The school wall which faces 110 degs East would not be an issue nor would school children as I begin work at 9.10 am and don't return home until 6.30pm or later to accommodate my students.

Our neighbours (Billy and Karen No6) are forced to drive past the 7 foot tall hedge which Fiona and Strath have grown, obscuring their view of the road on the exit from their driveway. Billy and Karen have lived at No6 for more than 20 years and the hedge had previously been waist height allowing a clear view of the road for them to exit prior to Fiona and Strath moving in but on suggesting that Fiona and Strath lower the height of the hedge they refused

suggesting that the hedge is good for the bees and good for the environment. Billyand Karen both manage to exit the driveway safely despite No4's hedge obstructing their view, I won't have any issues exiting my proposed driveway either re the school wall thousands of motorists nationwide have to deal with large hedges and high walls on a daily basis.

My proposed solution to Planning would be to grant driveway applications on a merit system whereby in a primitive form you receive photos and dimensions of proposed driveways from residents and using the back of the driver's license classification system you could for example grant a large detached house with a large garden unconditional vehicle access /parking ,a semi detached property with a mid sized garden A,B,B1 and C classifications, a mid terraced house with a small garden A.B,B1 and a flat / Maisonette A and B classification.

This could be refined so as the granted planning application would stipulate the largest vehicle allowed in the driveway and this would stop any neighbourly disputes as it is in writing from planning.
I believe that a system like this would benefit Edinburgh as we are all aware that in life one size doesn't fit all, our beautiful city wasn't built for cars, lorries and buses but we make it work.

Personal statement;
I have been a driving instructor in Edinburgh for 16 years, I employ six instructors and continue to grow the school year on year in the lead up to my proposed retirement in 15 years time. I am in a position whereby I can cut my emissions to zero to help Edinburgh council achieve their goal of becoming net carbon zero sooner rather than later but I must have a regular charging point to be able to do my bit.

I believe in the short term there are not going to be enough charging points and I would have to charge my electric car overnight as it's less expensive and I would need to be able to drive it every day, being without a charge for just one day isn't an option.

On a personal note I bought this wreck of a house and have dragged it into the 21st century having landscaped the rear south facing garden, re-wired, re plumbed ,heating, double glazed window and insulated every interior wall internally to cut my carbon footprint. I am here for life at this address and want to do my bit for the environment.

I would like you to reconsider your judgement. The way that I see it is that to take just one polluting car off of the road and have an environmentally friendly hedge planted is worth it in the long run in our drive to Net carbon zero.

Kind regards
Grant Davidson

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