

Planning Application 23/00044/FUL - 24 Mansionhouse Road EH9 2JD

OBJECTION from Grange Association

3 February 2023

We have reviewed planning application [23/00044/FUL](#) and submit this objection, relating to the proposed large balcony at second-floor level at the rear, overlooking neighbours.

The proposed balcony to the East of the attic conversion would present a gross intrusion to the privacy of neighbours. This balcony would provide a vantage point for viewing not only the rear gardens of neighbouring properties in Mansionhouse Road, but a direct line of sight into the rear windows of the properties to the rear in Lauder Road, infringing the privacy of many neighbours.



Present view of rear of 24 Mansionhouse Road, viewed from rear of Lauder Road property



24 Mansionhouse Road - Proposed rear elevation

The proposals would be in breach of the Householder Guidance (page 14), which states:
“Permission for roof terraces and balconies will not be granted where there is significant overlooking into neighbouring property due to positioning and height or if the terracing results in loss of privacy to neighbouring properties.”

Grange Association
3 February 2023