

**Planning Application 23/03929/FUL - Flats 2&3, 2 Strathearn Road EH9 2AH**

**OBJECTION from Grange Association**

**25 September 2023**

We have reviewed planning application [23/03929/FUL](#) and submit this objection, concerning the proposed balcony that would encroach on a neighbouring property.

The balcony would be constructed over land that is not owned by the applicant and to which they have no development rights. The proposed width for the southern section of 1000mm is more than is required for maintenance. Together with the proposed powder coated white metal railings, this would make for a balcony accessible by anyone for recreational purposes, presenting a clear infringement of the privacy of neighbours in their gardens below.

We therefore request that the proposals be modified to delete this proposed balcony.

In any case, if you are minded to concede any form of balcony for maintenance purposes, then it should not exceed the minimum requirements of Schedule 2 (para 5) to [The Construction \(Health, Safety and Welfare\) Regulations 1996](#). This would be met by an open mesh grating walkway of width 600mm with no railings. Eye bolts could be installed between the windows to allow the attachment of window cleaners' safety harnesses.

**Grange Association  
25 September 2023**