

Planning Application 23/04954/FUL - 24 Dalrymple Crescent EH9 2NX

OBJECTION from Grange Association

3 November 2023

We have reviewed planning application [23/04954/FUL](#) and submit this objection, relating to the two proposed large balconies at the rear, at ground-floor level and at second-floor level, overlooking neighbours.

In principle, the Association welcomes the redevelopment of this classic villa. Although it is not a listed building, it is a good example of the villas that characterise the Grange Conservation Area and its restoration to a family home is a pleasing development. Specifically, the removal of the incongruous fire escape on the East side will be welcomed by neighbours.

We therefore do not wish to frustrate the ambitions of the applicants to redevelop this property. However, our members have identified specific concerns about the two proposed balconies to the South, which would present a gross intrusion to the privacy of neighbours. The balconies would provide a vantage point for viewing not only the rear gardens of neighbouring properties in Dalrymple Crescent but, from the second-floor balcony, a direct line of sight into the rear windows and private gardens of the properties to the rear in Grange Loan and to the side in Lauder Road, infringing the privacy of many neighbours.



proposed garden extension

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.”

We note that recent example at 24 Mansionhouse Road EH9 2JD, where application [23/00044/FUL](#) was refused in June 2023 because it included a balcony at second-floor level that would overlook neighbours. In explaining the refusal, the Case Officer wrote:

“The dormer roof ledge detail will provide a potential balcony area which will cause loss of neighbouring amenity. Although properties are already overlooked by windows, the French window with a ledge detail has the potential for a balcony and would formalise this feature.

“As such, the proposals do not comply with LDP Design Policy Des 12.”

An earlier example [22/03157/FUL](#) at 10 Chalmers Crescent EH9 1TS, for a terrace with a glass balustrade above a rear ground-floor extension, was similarly refused in November 2022. For that application, the Case Officer wrote:

“Roof terraces are not a characteristic of the area and the proposed materials would impact the appearance of the conservation area. The works would have a detrimental impact on the character and appearance of the conservation area.”

“The proposal is likely to adversely impact the amenity of neighbouring residents by virtue of overlooking. Although the applicant has stated an agreement has been met with one of the neighbours, it is not possible to grant consent on that basis. The proposal does not comply with policy Des 5 or Des 12.”

The current proposals here at 24 Dalrymple Crescent are more extreme than those refused in Mansionhouse Road and Chalmers Crescent and we therefore request that the Planning Department maintains consistency in its approach by likewise refusing permission for these two balconies. We recommend that the applicants be invited to modify the proposals to remove those elements of the plans.

**Grange Association
3 November 2023**