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# PLANNING STATEMENT

*Proposed Rear Balcony Terrace  
8 Francis Road, Morriston, Swansea, SA6*

## 1. Introduction

This Planning Statement has been prepared in support of a Householder Planning Application for the construction of a raised rear balcony terrace at 8 Francis Road, Morriston, Swansea. The application seeks planning permission for the erection of a steel-framed balcony terrace to the rear elevation of the dwelling. The proposal will provide an enhanced outdoor amenity area for the occupants whilst respecting the character of the property and the amenities of neighbouring residents.

## 2. Site Description

The application site comprises a detached residential dwelling located on Francis Road, Morriston. The property occupies a generous residential plot and is characterised by a substantial change in ground levels between the front and rear elevations. The rear elevation faces into the private rear garden and surrounding residential properties.

The site is situated within an established residential area where domestic alterations and extensions are a common feature.

## 3. Proposed Development

The proposal comprises the construction of a raised balcony terrace extending across the rear elevation of the dwelling.

The balcony will be supported on steel columns and finished with composite decking boards. A glazed balustrade system is proposed to the front edge of the terrace, with obscured glazed privacy screens provided to the side elevations to prevent overlooking of neighbouring properties. The development has been carefully designed to integrate with the existing dwelling and provide a modern yet visually lightweight structure.

The principal elements of the proposal are:

- Steel framed balcony structure.
- Composite decking finish.
- Powder-coated steel support columns.
- Glazed balustrade system.
- Obscure glazed side privacy screens.
- Glazed canopy roof over the balcony terrace.

#### 4. Design and Appearance

The proposed balcony adopts a contemporary design that complements the existing dwelling. The use of glazed balustrades creates a lightweight appearance, reducing the visual impact of the structure when viewed from neighbouring properties. The steel frame and glazed canopy provide a high-quality finish that is appropriate for a modern residential development. The balcony is positioned entirely to the rear of the property and will have no significant impact upon the street scene.

The image below provides an illustrative representation of the proposed balcony terrace and glazed canopy roof. The image is intended solely as a visual aid and should not be interpreted as a scaled architectural drawing.



*Figure 1 - Illustrative Visualisation of Proposed Development*

## **5. Residential Amenity**

The proposal has been specifically designed to protect the privacy and amenity of neighbouring occupiers.

Obscure glazed privacy screens measuring approximately 1.8 metres in height are proposed to both sides of the balcony terrace. These screens will prevent direct overlooking towards neighbouring properties whilst maintaining natural light and openness.

Given the existing relationship between surrounding dwellings and the incorporation of the privacy screens, the proposal is not considered to result in unacceptable overlooking, loss of privacy, overshadowing or overbearing impacts.

The balcony will function as ancillary residential accommodation associated with the existing dwelling and will not generate any significant increase in noise or activity beyond that typically associated with normal residential use.

## **6. Planning Policy**

Planning Policy Wales (Edition 12) supports appropriately designed development which contributes positively to the built environment and maintains the amenity of neighbouring occupiers.

The proposal represents a modest domestic addition that:

- Enhances residential amenity.
- Respects the character of the dwelling.
- Protects neighbouring privacy through the use of obscured glazing.
- Has no detrimental impact upon highway safety.
- Preserves the residential character of the area.

The proposal is therefore consistent with the objectives of Planning Policy Wales and Swansea Council's adopted planning policies relating to residential extensions and alterations.

## **7. Conclusion**

The proposed rear balcony terrace represents a high-quality addition to the existing dwelling that will significantly improve the usability and enjoyment of the rear garden area.

The proposal has been carefully designed to minimise visual impact and safeguard neighbouring residential amenity through the provision of obscured side screens.

The development is considered appropriate in scale, design and appearance and will not result in any unacceptable impacts upon neighbouring properties or the wider area.

Accordingly, it is respectfully requested that planning permission be granted.