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Planning Officer  
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Dr.D.Hewick,  
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1 March, 2012

Dear Mr Macari,

**44-48 Camphill Road (Rowanbank), Broughty Ferry. Alterations to a listed building and conversion of the garage to a house (12/00076/LBC, 12/00078/FULL)**

This application concerns an attractive Category B Listed Victorian mansion with commanding views over the River Tay. Currently, the mansion is divided into House 1 to the west and House 2 to the east. House 1 is accessed via the main gate and has associated off-street parking. House 2 has a separate pedestrian access, and parking is provided by a large garage/stable fronting directly onto the road. The garage is in a somewhat neglected condition.

The proposal includes modifying the subdivision, carrying out restoration and altering 2 bay windows to French windows on the main elevation. A key part of the proposal however, is the conversion of the garage to a house. This means that the parking for House 2 would be in a newly dedicated garden space accessed by the main gate. The car occupants would then walk to House 2 across the back of House 1 via a designated path. This rather inconvenient arrangement may be acceptable if the garage conversion can be considered a suitable enabling development financing restoration of the mansion and repair of the garage.

Regarding the garage conversion, the most relevant local plan policies are Policy 15 (Development in Garden Ground) and Appendix 1 (Design of New Housing, Suburban Sector). We consider that the conversion will contravene these policies in a number of ways. However, material considerations could overcome such contraventions if the quality of restoration merits it.

One issue that we are particularly concerned about is the provision of garden ground for the new house. The proposed option giving a fenced in garden of some 114 sq m is not acceptable in this locality and would create an unwanted precedent. A form of garden sharing would be preferable.

**Regarding the main house, our main concern is the alteration of the bay windows. This will give an unattractive unbalanced look to the main façade. This means that we will object to this application.** Presumably the

developer would save money by not carrying out this adverse modification.

Yours sincerely,

D.S. Hewick [Planning Secretary, Broughty Ferry Community Council]