

Mr. A Ballantine,  
Planning Officer  
City Development Dept.,  
Dundee City Council,  
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Dr.D.Hewick,  
17 Davidson Street,  
Broughty Ferry,  
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21 December, 2012

Dear Mr Ballantine,

**Extensions to 4-6 Camphill Road , Broughty Ferry DD5 2JA**  
**(12/00824/FULL**

This application is to extend a large Victorian stone and slate cottage that is currently divided into two flats. It is also proposed to install matching PVC sash windows throughout. Although a refurbishment would be welcome we wish to object to this application for the following reasons.

1. The proposed western extension will give an unbalanced look to the cottage particularly to its main south elevation (cf location of front door and lack of a chimney stack on the west gable-end). The character of the conservation area would not be preserved. The absence of such an extension will provide more amenity ground and/or parking (see 2 and 3 below).
2. There will be inadequate garden ground for the enlarged divided suburban house (Local Plan Appendix 1. Also the Proposed Dundee Local Development Plan, Policy 12.4).
3. The parking provision should be greater.
4. We are concerned that there will be damage to the surviving decorative Victorian cast iron staircase accessed from Camphill Road and that this valuable element of the conservation area would not be preserved.
5. The two attractive surviving wooden 6-over-6 sash windows on the west elevation will be replaced by plain sash PVC windows. This small remaining element of the conservation area would not be preserved. PVC windows throughout should be avoided, so that the distinct character of the cottage can be built on and enhanced (Proposed Dundee Local development Plan, Policy 9, paragraph 1).

In our objection letter to 12/00829/PPPL we argue that if a recommendation for approval is considered, there should be a Section 75 obligation that ensures the retention and restoration of cottage's original external features. This would include the retention of the external cast iron staircase and the installation of

wooden 6-over-6 sash windows (as currently on the west elevation) throughout. There should also be no extension added to the west, so that a lopsided look is avoided. The attached Victorian photograph (hanging in Broughty Ferry Castle) shows the original sash windows.

Yours sincerely,

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