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6 February, 2013

Dear Amanda Vaughan,

**Extensions to 5 Fintry Place, Broughty Ferry DD5 3BL (13/00027/FULL**

This concerns a pleasant sandstone cottage with a symmetrically pitched slate roof. It is located just outside the borders of a conservation area containing houses constructed of similar materials.

It is proposed to extend the house by about one third with a one-and-a-half storey extension on the east side, and add a flat-roofed single storey extension along the north (rear) of the house. The existing and extended attic space will be developed to provide three bedrooms and a bathroom. This requires a number of roof-lights to be introduced into the slate roof. The external walls of the main one-and-a-half storey extension will be lined with timber.

It is proposed to demolish (and remove from the site) about one-third of the existing sandstone walls

It is considered that main extension will give an unattractive unbalanced look to the front of the new building. The east side of the slate roof should be similarly pitched to the west side, to preserve some of the symmetry. The exterior wood lining will look an inferior mismatch to the original stonework. It would be considered more acceptable and sustainable if the sandstone from the extensive demolition work could be incorporated into the new walls.

Although it is less important in terms of appearance, it would be desirable if the rear single storey extension could be designed with a pitched, rather than flat, roof.

We therefore wish to object to this development on the grounds that it will have a detrimental impact on the character and environmental quality of the house and the surrounding area by virtue of its design and materials (cf provisional plan, Policies 9, 10 and 11).

It is regrettable that this application does not seem to show the existing elevations of the cottage, making it more difficult to clearly see the effects of the proposals

Yours sincerely,

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